

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Lake City / 8

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 534

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$106,800	\$155,200	\$262,000	\$283,100	92.5%	10.78%
2004 Value	\$125,800	\$154,200	\$280,000	\$283,100	98.9%	8.09%
Change	+\$19,000	-\$1,000	+\$18,000		+6.4%	-2.69%
% Change	+17.8%	-0.6%	+6.9%		+6.9%	-24.95%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.69% and -24.95% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$108,900	\$156,400	\$265,300
2004 Value	\$128,600	\$151,600	\$280,200
Percent Change	+18.1%	-3.1%	+5.6%

Number of improved Parcels in the Population: 6158

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

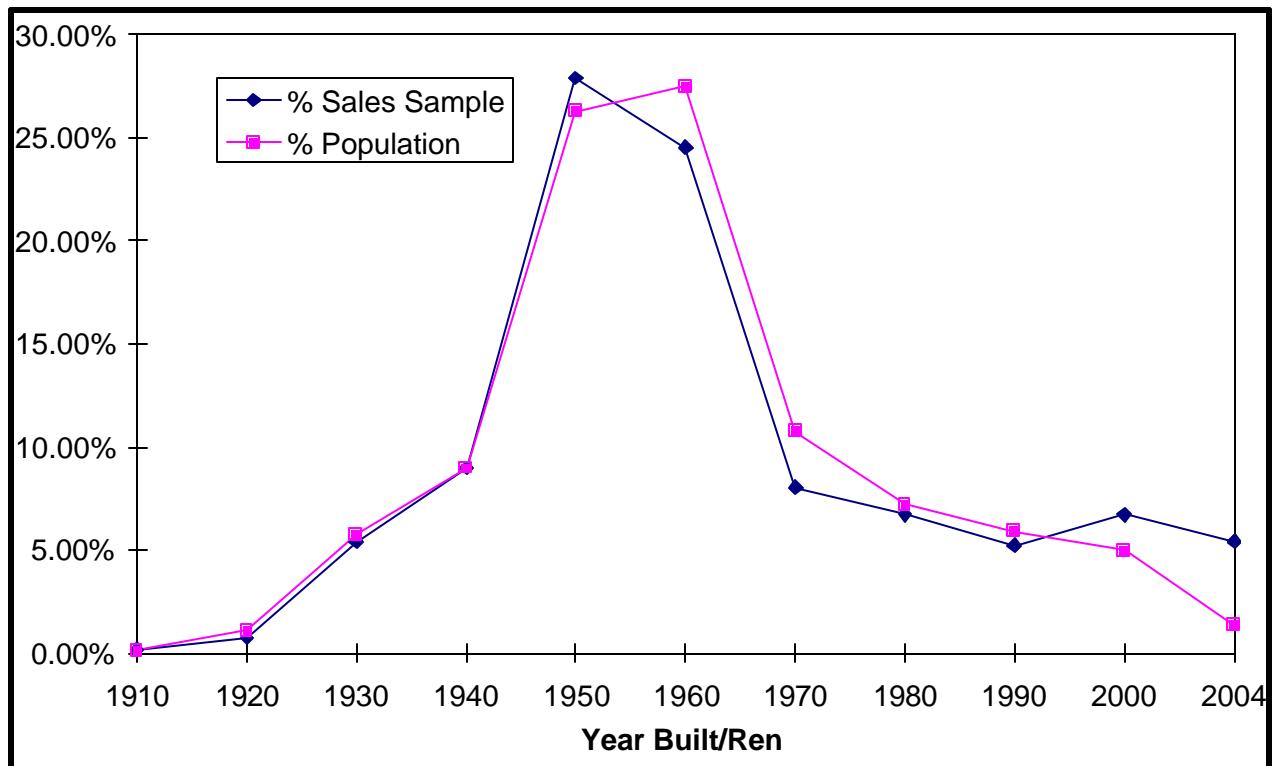
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.19%
1920	4	0.75%
1930	29	5.43%
1940	48	8.99%
1950	149	27.90%
1960	131	24.53%
1970	43	8.05%
1980	36	6.74%
1990	28	5.24%
2000	36	6.74%
2004	29	5.43%
	534	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.15%
1920	68	1.10%
1930	355	5.76%
1940	553	8.98%
1950	1619	26.29%
1960	1692	27.48%
1970	662	10.75%
1980	445	7.23%
1990	365	5.93%
2000	307	4.99%
2004	83	1.35%
	6158	

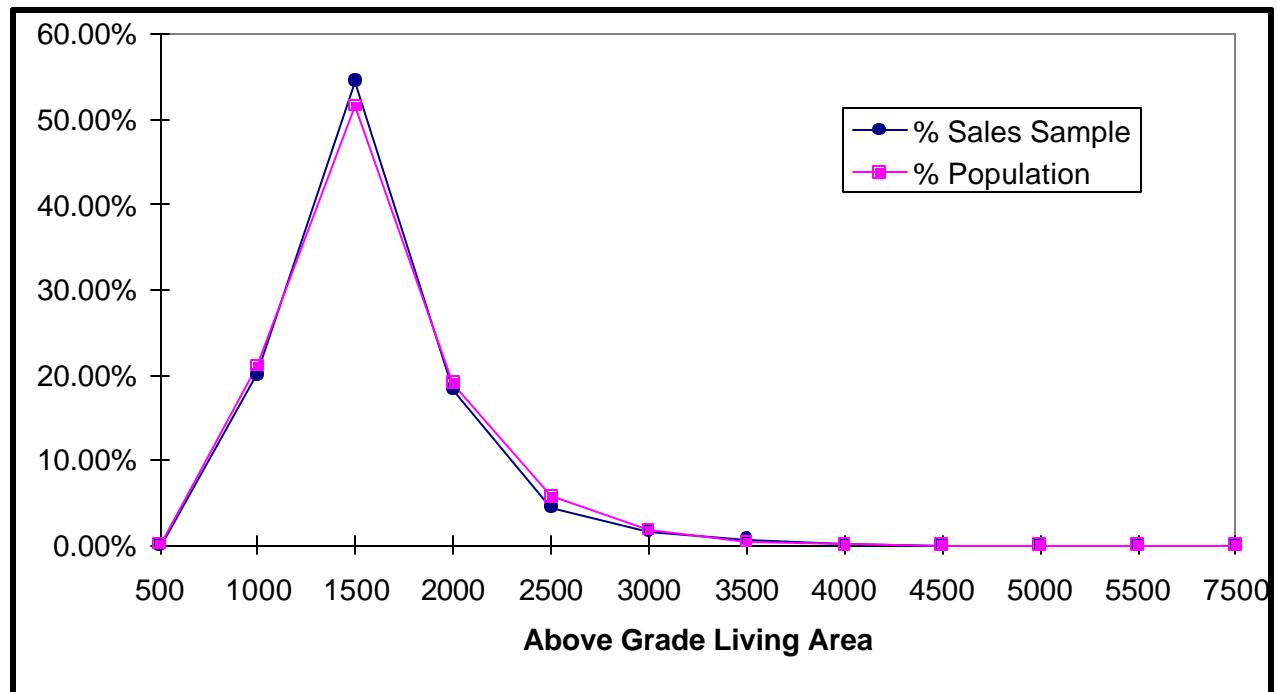


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Year Built/Ren. Over 50% of the Population and the Sales Sample are in the 1940-1960 range. Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	107	20.04%
1500	291	54.49%
2000	98	18.35%
2500	24	4.49%
3000	9	1.69%
3500	4	0.75%
4000	1	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		534

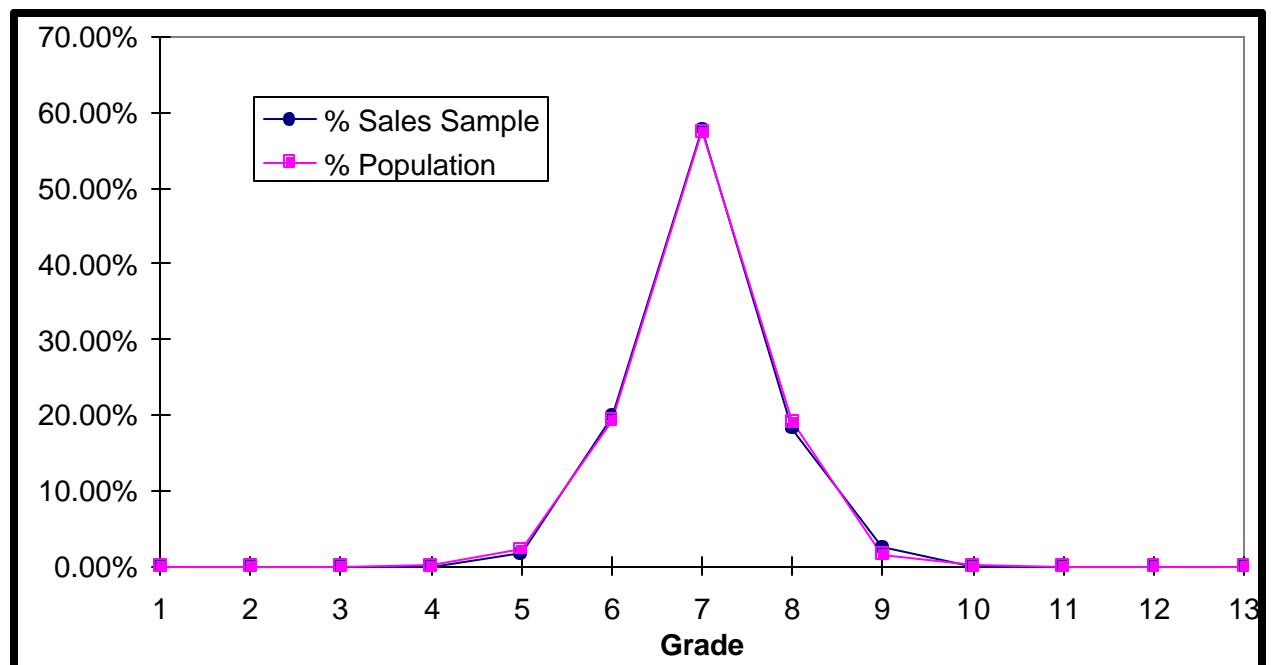
Population		
AGLA	Frequency	% Population
500	12	0.19%
1000	1299	21.09%
1500	3175	51.56%
2000	1172	19.03%
2500	355	5.76%
3000	114	1.85%
3500	25	0.41%
4000	6	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		6158



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

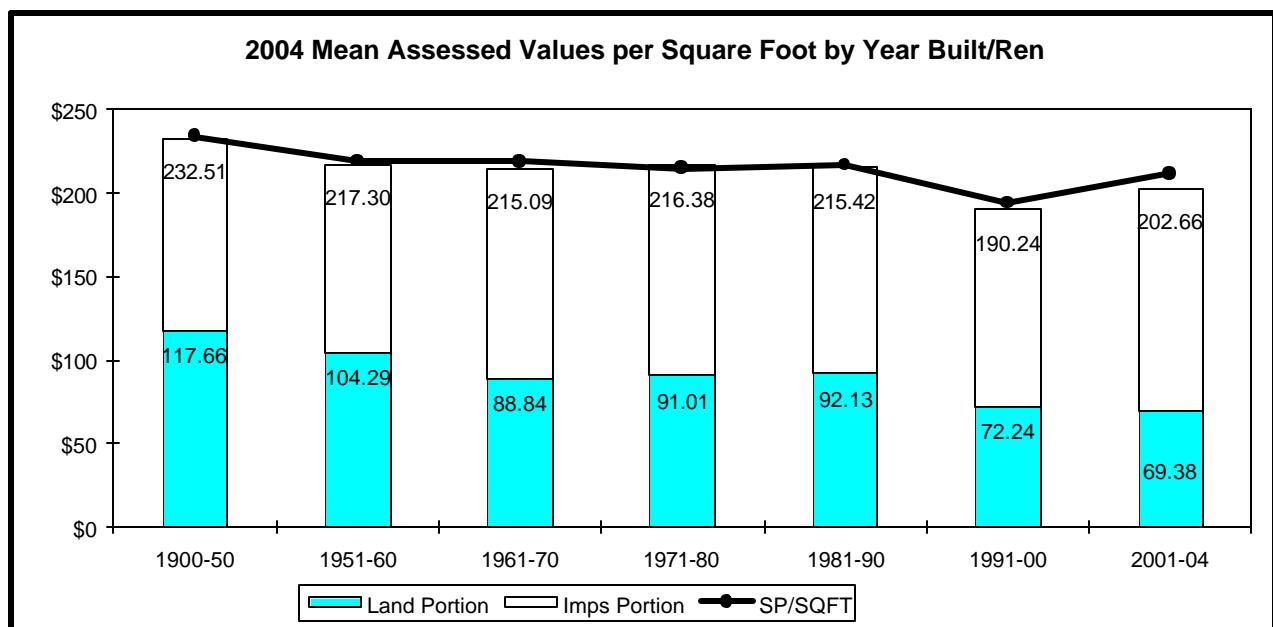
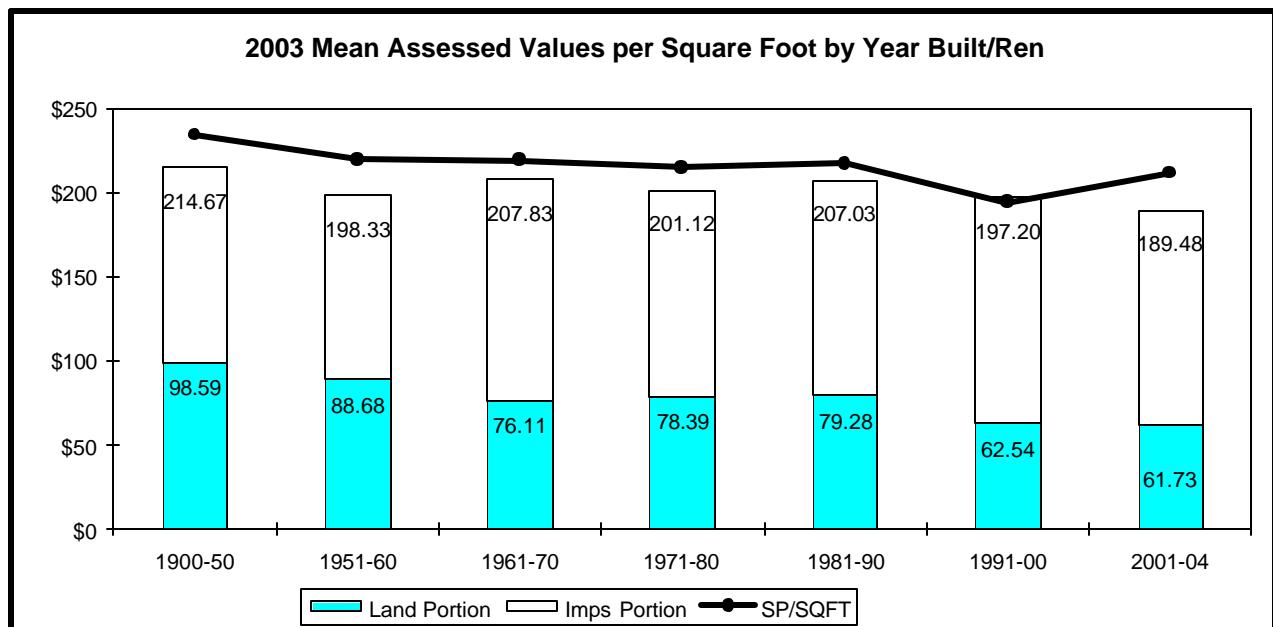
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	6	0.10%
5	9	1.69%	5	144	2.34%
6	106	19.85%	6	1188	19.29%
7	309	57.87%	7	3538	57.45%
8	97	18.16%	8	1179	19.15%
9	13	2.43%	9	96	1.56%
10	0	0.00%	10	5	0.08%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
534			6158		



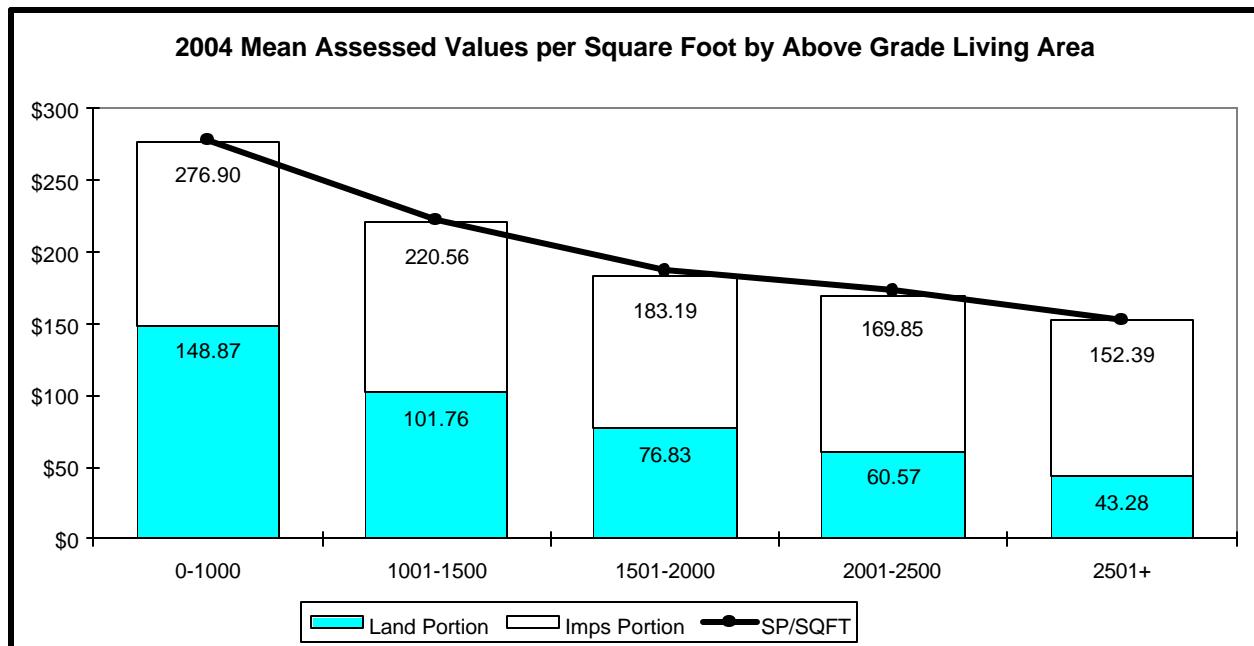
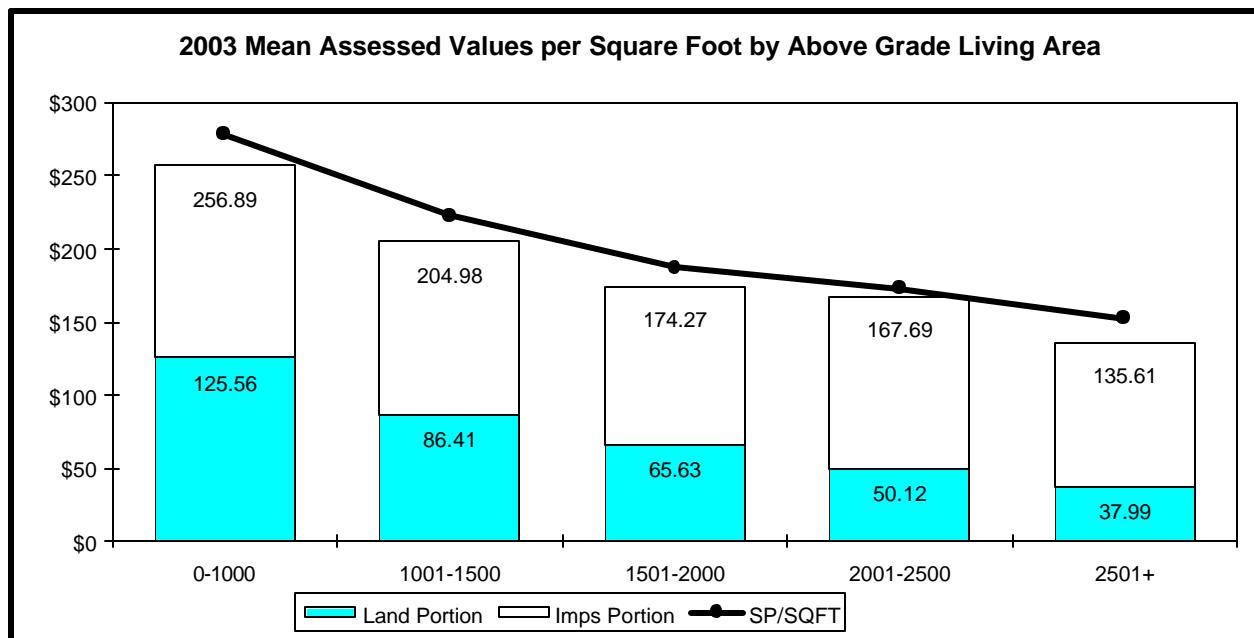
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



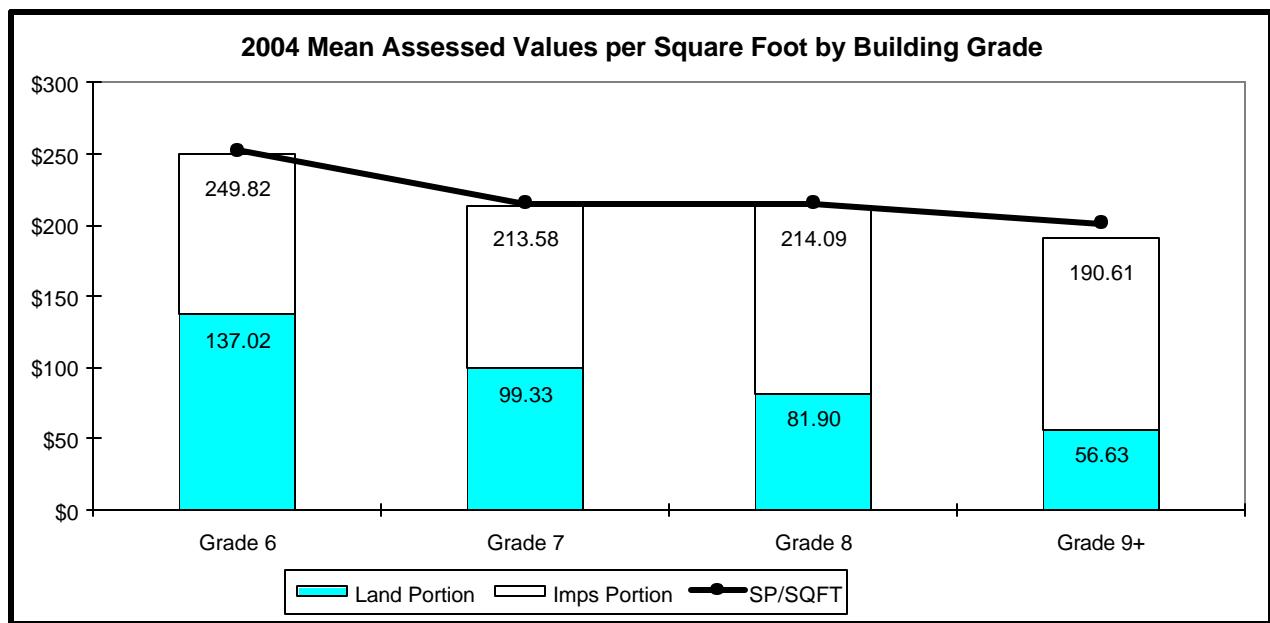
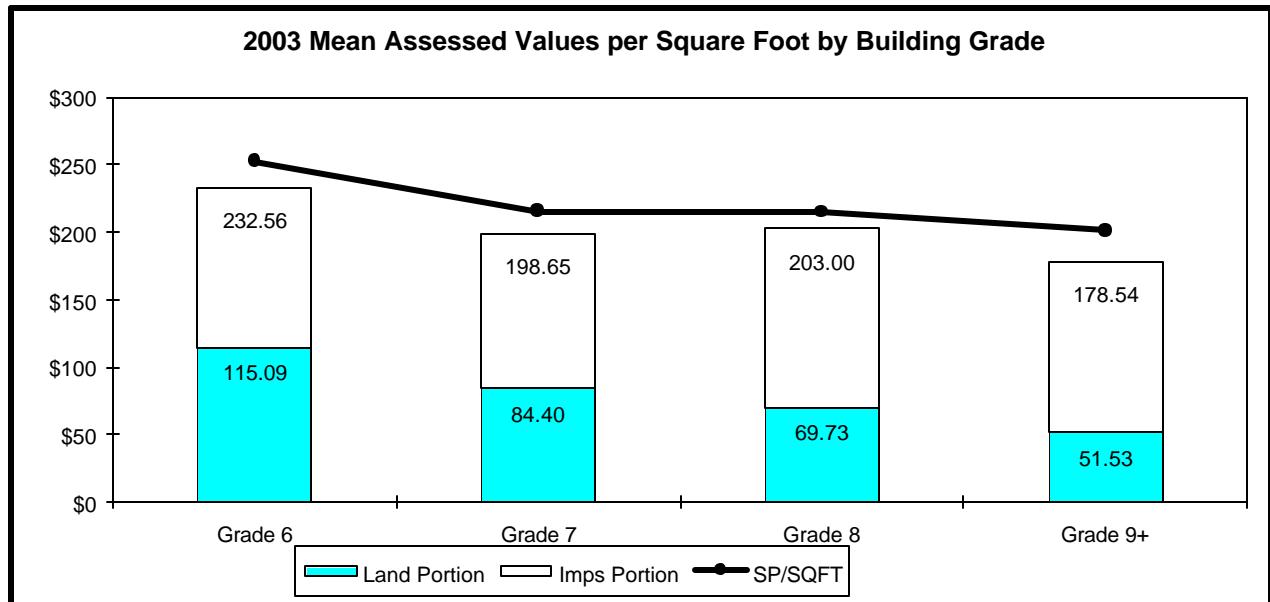
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 29 sales of homes built since 2000.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



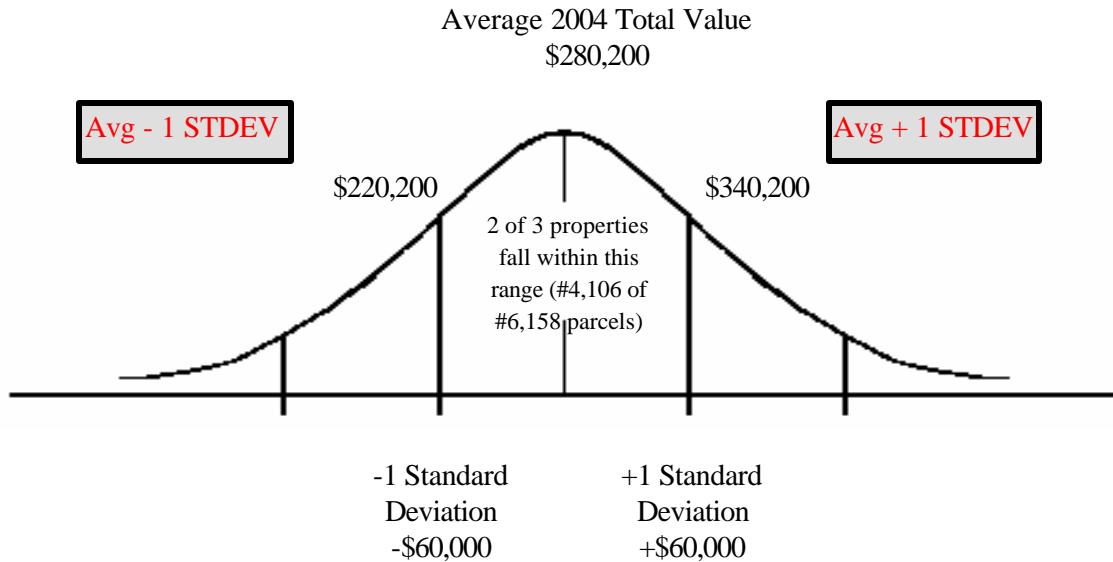
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 13 sales of homes with a grade 9 or more.

Population Summary

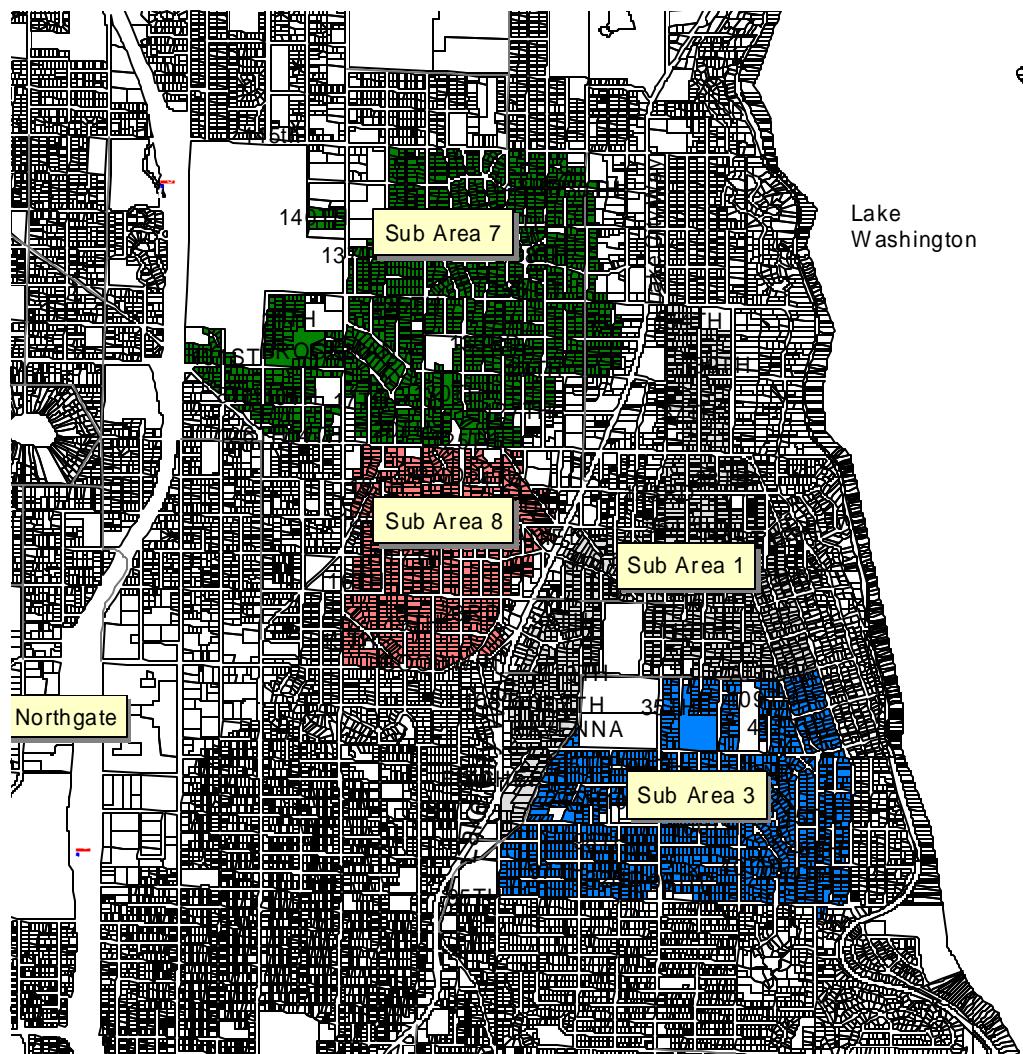


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 8



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 12/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Lake City

Boundaries:

This area is defined by the boundaries of Sand Point Way NE to the East; NE 145th St. to the North (Seattle City Limit); I-5, Roosevelt Way NE, 15th Ave NE, NE Northgate Way and Lake City Way to the West; and NE 95th St. to the South. See area map.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 8 is located in NE Seattle. Area 8 has an overall population that is homogeneous and urban in nature. In addition to Lake City, this area also includes the Meadowbrook neighborhood and portions of the Pinehurst and Wedgwood neighborhoods. It includes a range of grades from 3 to 11 with the predominant grades being from 6 through 8. Homes were built between 1900 and 2004 with the predominant ages between 1940 and 1970. The area is influenced by its proximity to Northgate Mall, Lake Washington and I-5. Area 8 includes Jackson Park Golf Course, Nathan Hale High School, several parks and is bisected by Lake City Way NE. Area 8 includes 6,411 parcels and is 97.3% improved.

There are 2 areas within Area 8 that were given neighborhood codes:

Neighborhood “1”: This is located within Sub-Area 3. Neighborhood 1 is commonly referred to as the “Meadowbrook” neighborhood. Geographically, it is located North of NE 95th St, South of NE 105th ST, West of 45th Ave NE, and East of 39th Ave NE. All parcels are located in 1/4 Section NW-34-26-4. The defining characteristics of Neighborhood 1 are that it has underground utilities along with curbs and sidewalks, while the remainder of Area 8 typically has telephone poles with above ground wires and the streets typically have no curbs or sidewalks. There are approximately 180 parcels are coded Neighborhood 1.

Neighborhood “2”: This is Located in the Center of Area 8 is the Lake City Urban Village, which is essentially an Urban Hub. This is accomplished by creating a higher density Residential use (primarily Multi-Family) in and around a Commercial Area. The density is usually higher than what the zoning typically allows. Neighborhood 2 properties can be found in Sub-Areas 1, 7, & 8. There are approximately 68 parcels in Area 8 that are coded Neighborhood 2.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 10.78% to 8.09%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 12/2003 were given primary consideration for valuing land. This is an urban area with a limited number of vacant parcels. Additional vacant land sales were researched and considered. The additional parameters considered were land sales from the year 2000, the year 2001, and from surrounding areas. Additionally, appraisers verified improved parcels that were bought with the intention of removing the building and replacing it with a new structure.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6411 parcels in Area 8 of which 176 are vacant or have only accessory buildings on the property. Because the area is 97.3% improved, there were insufficient sales of vacant parcels to set benchmarks for the entire area. Due to the limited number of vacant parcel sales; matched pair analysis was used to determine adjustments for views, large lots, undersized lots, traffic, topography, zoning, as well as for neighborhood location. We also analyzed sales from adjacent similar areas together with properties that sold with older lower quality improvements bought with the intent to remove the used building and replace it with a new house in order to develop a sufficient number of sales to set benchmarks for this area. In addition to sales from the years 2002 and 2003, we considered land sales back to the year 2000. Abstraction and matched pair analysis were used to determine additional adjustments to the benchmark.

Adjustments to the benchmark were made for the following positive and negative market influences: sub area, size, views (including Cascade Mountains, Lake Washington, and territorial), traffic, nuisance (adjacent to commercial properties and traffic noise from I-5 and Lake City Way), topography, neighborhood coding (neighborhoods determined to have an additional impact on values, either positive or negative), or additional impacts.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Base Land Value Model Calibration For Area 8; 2004 Roll Year

LOT SIZE	SUB AREA			
	1	3	7	8
<1000	\$1,000	\$1,000	\$1,000	\$1,000
1000-2000	\$26,000	\$28,000	\$24,000	\$24,000
2001-3000	\$52,000	\$56,000	\$48,000	\$48,000
3001-3500	\$105,000	\$113,000	\$96,000	\$96,000
3501-4000	\$111,000	\$120,000	\$101,000	\$101,000
4001-4500	\$115,000	\$124,000	\$105,000	\$105,000
4501-5000	\$119,000	\$128,000	\$109,000	\$109,000
5001-5500	\$123,000	\$133,000	\$113,000	\$113,000
5501-6000	\$125,000	\$135,000	\$115,000	\$115,000
6001-6500	\$128,000	\$138,000	\$118,000	\$118,000
6501-8499	\$130,000	\$140,000	\$120,000	\$120,000
8500-9499	\$135,000	\$145,000	\$125,000	\$125,000
9500-10499	\$140,000	\$150,000	\$130,000	\$130,000
10500-11499	\$145,000	\$155,000	\$135,000	\$135,000
11500-11999	\$150,000	\$160,000	\$140,000	\$140,000
12000-15000	\$155,000	\$165,000	\$145,000	\$145,000

Additional Adjustments

Description	Adjustment			
Larger, Narrow or Irregular Lots	Sub 1	Sub 3	Sub 7	Sub 8
	\$10/SF	\$11/SF	\$9.50/SF	\$9.50/SF
Traffic	Moderate	High	Extreme	
	-\$10,000	-\$20,000	-\$30,000	
Impacts (External, Commercial, Topography, or Other)	These range from -\$5,000 to -\$25,000 each. Appraiser judgment determines degree of impact and adjustment.			
View (Lake Washington, Territorial, Mountain)*	Average		Good	Excellent
	0 to + \$5,000		+ \$10,000	+ \$20,000

Most buildable sites are zoned "SF 5000" & "SF 7200" (Single Family Zoning). "L-1" Zoning (1 unit for 1,600 sf; usually town homes) are to be valued at \$82,000 per site. Adjustments for impacted larger lots (over 15,000 sf lots) or extremely impacted normal size lots can have a value ranging from 25% to 70% of land schedule. Appraiser judgment determines degree of impact and adjustment. *View adjustment is a maximum of 20k for multiple view coding.

Vacant Sales Used In This Physical Inspection Analysis
Area 8

Area/Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8-1	145410	0023	6/19/03	\$135,000	7208	No	No
8-1	407780	0281	6/6/01	\$98,000	7200	No	No
8-1	407780	0493	7/5/01	\$95,000	10400	No	No
8-1	882190	0100	2/23/01	\$101,000	5553	No	No
8-3	256830	0136	3/13/01	\$90,000	5458	No	No
8-3	256880	0067	8/16/01	\$110,000	9535	No	No
8-3	342604	9145	12/22/03	\$90,000	7640	No	No
8-7	113300	0112	9/19/02	\$110,000	9608	No	No
8-7	113300	0556	12/7/00	\$102,500	7200	No	No
8-7	663230	0560	4/17/03	\$100,000	10850	No	No
8-7	663230	0560	4/17/03	\$100,000	10850	No	No
8-8	344800	0335	5/8/01	\$125,000	7206	No	No
8-8	777050	0070	7/19/00	\$102,500	11627	No	No
8-8	890100	1061	8/13/02	\$130,000	7200	No	No
8-8	890100	1561	2/15/01	\$100,000	3750	No	No
45-6	032504	9236	1/2/01	\$165,000	4400	No	No
45-6	565260	1158	7/31/03	\$60,000	8100	No	No

Vacant Sales Removed From This Physical Inspection Analysis
Area 8

Area / Sub	Major	Minor	Sale Date	Sale Price	Comments
8-1	344800	2200	9/22/03	\$509,000	MULTI-PARCEL SALE; SEG AND/OR MERGER;
8-1	344800	2220	9/22/03	\$509,000	MULTI-PARCEL SALE; SEG AND/OR MERGER;
8-1	882090	3700	1/17/02	\$1,250,000	MULTI-PARCEL SALE; GOVT AGENCY
8-1	882090	3701	1/17/02	\$1,250,000	MULTI-PARCEL SALE; GOVT AGENCY
8-1	882090	3705	1/17/02	\$1,250,000	MULTI-PARCEL SALE; GOVT AGENCY
8-1	882190	0205	1/17/02	\$1,250,000	MULTI-PARCEL SALE; GOVT AGENCY
8-3	407780	0351	8/4/03	\$45,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8-7	113300	0655	4/15/02	\$11,500	QUIT CLAIM DEED;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 12/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sale sample represents the population very well for most characteristics. Approximately 2/3 of the houses in this area were built between 1940 and 1970.

A cost based multiplicative regression model was developed for valuing the majority of parcels in area 8. After verifying the sales and checking the characteristics (land and improvements); the model was tested for accuracy on all possible types of property in the population. The valuation model was then applied to the population. Based on the sales, an overall assessment level of 98.9% was achieved. The prior assessment level was 92.5%. The uniformity of assessment also improved as the COV was reduced from 10.78% to 8.09%. Ultimately, appraiser judgment was the most critical factor in selecting the method of valuation for all parcels.

There were only 3 parcels with mobile homes, none had sales. Mobile homes were valued using Boeckh worksheet cost.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

**Estimated Market Value Equation
 Cost Based Multiple Regression Model
 for Area 8
 $R^2=0.822662$**

Formula

Intercept	3.990373000
+ If in Sub Area 1, then LN(10)	* -0.036051760
+ If in Sub Area 7, then LN(10)	* -0.030750980
+ Total RCNLD/1000	* 0.003673874
+ If in Neighborhood 1, then LN(10)	* 0.038678590
+ If in Neighborhood 2, then LN(10)	* -0.062076130
+ LN(BaseLand/1000)	* 0.261721500
+ If Age>64, then LN(10)	* -0.014341620
+ If Year Renovated, then LN(10)	* -0.035488750
+ If Good Condition, then LN(10)	* 0.013496820
+ If Very Good Condition, then LN(10)	* 0.038351200
+ LN(((SndFlr+HlfFlr+UprFlr)/100)+1)	* 0.030740660
+ LN(((TotBsmt+((FinBGrade>5)*(FinBsmt))-BsmtGar)/100)+1)	* 0.014112230
+ If Basement Garage>0, then LN(10)	* <u>0.018050710</u>
	= Total

Then EXP(Total)*1000=EMV

Then truncate EMV to the lower thousand

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- ☒ Buildings with grade less than 5 or greater than 8
- ☒ Buildings with total living area less than 800 SF or more than 2,500 SF
- ☒ Poor condition
- ☒ Parcels with more than 1 building
- ☒ If total EMV is less than base land value
- ☒ Lot size is less than 1,000 SF
- ☒ Base land value is greater than \$200,000

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis

Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882090	3681	4/15/02	156,000	630	0	5	1946	3	6,900	No	No	11725 36TH AV NE
1	256830	0331	8/16/02	205,000	670	300	5	1947	3	7,849	No	No	10331 FISCHER PL
1	383400	0190	3/8/02	222,000	740	0	5	1951	4	5,747	No	No	13702 37TH AV NE
1	344800	1935	6/9/03	242,000	700	0	6	1926	4	7,738	No	No	11533 30TH AV NE
1	882090	0304	3/10/03	185,000	700	0	6	1939	4	4,586	No	No	12335 SAND PT WY
1	882090	3444	11/20/03	219,900	700	0	6	1938	3	7,584	No	No	11752 38TH AV NE
1	882090	1178	11/5/02	216,000	750	0	6	1948	3	8,510	No	No	12020 39TH AV NE
1	075200	0050	11/11/03	259,950	770	200	6	1926	4	5,280	No	No	11328 30TH AV NE
1	882090	3365	2/27/03	184,000	780	0	6	1938	3	10,446	No	No	11731 40TH AV NE
1	882090	3302	11/14/02	245,000	810	0	6	1940	3	6,626	No	No	11703 BARLTETT
1	882090	0670	1/24/02	223,000	820	240	6	1940	4	5,223	No	No	12303 38TH AV NE
1	081400	0020	2/8/02	239,950	830	0	6	1944	4	7,000	No	No	11529 SAND PT WY
1	981170	0060	7/2/03	254,500	840	0	6	1952	4	6,920	No	No	11016 30TH AV NE
1	075100	0165	3/28/02	250,000	850	0	6	1948	3	7,740	No	No	11345 35TH AV NE
1	075100	0060	6/24/02	234,950	860	0	6	1947	3	7,740	No	No	11051 35TH AV NE
1	075100	0085	6/12/02	229,950	860	0	6	1947	4	7,500	No	No	11019 35TH AV NE
1	399270	0550	6/19/03	267,500	860	0	6	1933	3	11,200	No	No	11515 SAND PT WY
1	344800	0776	5/2/02	210,000	890	0	6	1949	4	6,050	No	No	3217 NE 120TH ST
1	383400	0195	10/7/03	220,000	900	0	6	1948	5	4,800	No	No	3710 NE 137TH ST
1	882090	3025	6/26/03	199,500	900	0	6	1937	4	7,733	No	No	11730 BARLTETT
1	075100	0025	7/24/02	233,200	910	0	6	1926	4	7,740	No	No	11030 34TH AV NE
1	344800	2050	10/10/02	269,950	930	0	6	1942	4	6,600	No	No	11520 31ST AV NE
1	145410	0266	7/17/02	260,000	950	600	6	1938	4	8,745	No	No	3744 NE 125TH ST
1	766370	0952	8/29/02	225,000	950	0	6	1947	4	7,945	No	No	14287 35TH AV NE
1	882090	1015	4/30/02	209,950	950	0	6	1937	4	10,445	No	No	12029 38TH AV NE
1	766370	0943	7/22/03	264,000	960	0	6	1947	4	7,945	No	No	14291 35TH AV NE
1	882090	0872	7/17/02	242,000	960	120	6	1947	4	9,600	No	No	12307 36TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882190	0165	2/12/03	190,000	960	540	6	1929	4	7,116	No	No	11752 35TH AV NE
1	399270	0462	7/18/02	275,000	1,030	300	6	1946	4	6,275	No	No	11514 40TH AV NE
1	399270	0521	1/6/03	244,000	1,030	0	6	1951	4	6,720	No	No	11526 ALTON AV NE
1	882090	0753	4/24/03	234,950	1,050	0	6	1948	4	9,063	No	No	3617 NE 125TH ST
1	075200	0110	1/14/02	209,000	1,060	0	6	1950	4	7,920	No	No	11321 31ST AV NE
1	075200	0135	7/22/03	227,500	1,060	0	6	1950	3	7,920	No	No	11343 31ST AV NE
1	256830	0250	1/18/02	182,950	1,100	0	6	1926	4	6,805	No	No	10304 FISCHER PL
1	882090	3425	9/18/03	218,000	1,100	0	6	1938	4	10,446	No	No	11728 38TH AV NE
1	075100	0035	7/22/02	255,000	1,120	170	6	1926	4	7,740	No	No	11038 34TH AV NE
1	399270	0525	10/18/02	247,000	1,120	0	6	1949	3	7,200	No	No	11516 ALTON AV NE
1	145410	0231	3/20/03	190,600	1,150	0	6	1986	3	7,501	No	No	12556 37TH AV NE
1	981170	0070	6/11/02	295,000	1,160	300	6	1939	4	7,420	No	No	3008 NE 110TH ST
1	882090	0540	1/9/03	242,950	1,170	0	6	1930	5	5,223	No	No	12348 38TH AV NE
1	075100	0160	5/18/03	254,000	1,180	120	6	1948	3	7,740	No	No	11351 35TH AV NE
1	145410	0327	5/29/03	259,950	1,180	0	6	1948	4	6,001	No	No	3737 NE 130TH ST
1	890250	0320	8/12/02	235,000	1,240	0	6	1953	4	6,426	No	No	2702 NE 110TH ST
1	145360	2181	8/29/03	219,950	1,300	380	6	1920	4	6,251	No	No	13038 35TH AV NE
1	882090	3651	5/2/02	245,000	1,300	0	6	1956	4	9,440	No	No	11751 36TH AV NE
1	145410	0103	2/21/02	225,000	1,340	0	6	1949	3	6,126	No	No	3533 NE 130TH ST
1	890300	0060	7/22/02	224,000	1,360	0	6	1947	4	8,101	No	No	11350 28TH AV NE
1	882090	0740	12/18/02	289,000	1,400	0	6	1930	4	10,445	No	No	12346 36TH AV NE
1	882090	1054	1/10/02	236,000	1,410	0	6	1921	4	6,891	No	No	3634 NE 120TH ST
1	882090	0686	6/26/03	259,950	840	480	7	1981	3	5,245	No	No	12308 36TH AV NE
1	383400	0325	11/19/02	248,600	890	0	7	1951	4	7,468	No	No	3618 NE 137TH ST
1	407780	0515	9/24/02	235,000	890	0	7	1951	3	7,200	No	No	3837 NE 113TH ST
1	145410	0052	8/22/03	235,000	970	440	7	1982	3	6,001	No	No	13029 B 37TH AV NE
1	981170	0165	10/30/03	215,000	1,000	0	7	1959	3	6,675	No	No	3023 NE 113TH ST
1	407780	0585	9/26/02	265,000	1,010	0	7	1955	4	13,496	No	No	3548 NE 113TH ST
1	399270	0625	2/22/02	255,000	1,020	500	7	1941	3	7,554	No	No	11347 SAND PT WY
1	514400	0036	1/22/03	250,000	1,050	0	7	1954	4	9,206	No	No	2523 NE 108TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882090	1065	11/20/03	200,000	1,060	0	7	1938	4	5,446	No	No	3604 NE 120TH ST
1	256830	0281	9/9/03	229,500	1,070	0	7	1954	3	6,600	No	No	10356 FISCHER PL
1	882090	0765	7/21/03	255,000	1,070	0	7	1950	4	5,625	No	No	12359 36TH AV NE
1	344800	0670	2/25/02	243,000	1,080	930	7	1958	3	6,750	No	No	3309 NE 120TH ST
1	145360	2283	2/11/03	211,000	1,090	230	7	1997	3	1,462	No	No	12742 B 35TH AV NE
1	145360	2284	4/10/02	207,500	1,090	230	7	1997	3	2,040	No	No	12742 G 35TH AV NE
1	890250	0306	3/5/02	225,500	1,100	0	7	1953	3	7,200	No	No	11015 28TH AV NE
1	145360	2323	7/22/03	247,500	1,100	0	7	2000	3	1,388	No	No	12726 C 35TH AV NE
1	882090	3610	3/5/03	298,000	1,120	400	7	1962	3	10,446	No	No	11730 36TH AV NE
1	407780	0435	3/26/02	235,000	1,130	0	7	1951	3	7,800	No	No	4040 NE 110TH ST
1	981170	0139	9/13/02	255,000	1,130	0	7	1980	3	7,208	No	No	11025 31ST AV NE
1	383400	0720	5/21/02	236,250	1,140	0	7	1958	4	8,147	No	No	13541 37TH AV NE
1	882090	1495	5/5/03	249,000	1,140	720	7	1987	3	4,121	No	No	12040 40TH AV NE
1	399270	0621	10/20/03	274,950	1,150	0	7	1992	3	6,810	No	No	4127 NE 115TH ST
1	407780	0493	11/5/02	330,000	1,150	940	7	2002	3	10,400	No	No	3816 NE 110TH ST
1	145410	0162	4/15/03	215,000	1,160	0	7	1949	4	6,135	No	No	3532 NE 125TH ST
1	932480	0360	5/9/02	263,000	1,160	520	7	1964	4	8,739	No	No	3604 NE 143RD ST
1	933840	0025	1/23/03	219,950	1,160	0	7	1949	5	6,600	No	No	4208 NE 113TH ST
1	145360	2315	8/19/03	234,950	1,160	270	7	1999	3	1,650	No	No	12736 35TH AV NE
1	145410	0291	8/25/03	312,000	1,170	860	7	1961	4	7,900	No	No	12551 39TH AV NE
1	407780	0520	4/17/03	285,000	1,170	520	7	1958	3	9,000	No	No	11027 40TH AV NE
1	145410	0307	2/12/02	250,000	1,180	400	7	1968	4	8,041	No	No	12729 39TH AV NE
1	890300	0031	10/11/02	216,200	1,180	0	7	1950	3	6,000	No	No	2810 NE 113TH ST
1	407780	0528	3/12/03	285,000	1,200	600	7	1974	3	7,700	No	No	3828 NE 110TH ST
1	145410	0243	11/7/03	270,000	1,220	600	7	1968	4	7,501	No	No	12540 37TH AV NE
1	393590	0190	1/27/03	295,000	1,220	620	7	1985	3	7,319	No	No	11321 SAND PT WY
1	882090	3460	7/23/02	256,000	1,220	140	7	1930	3	5,223	No	No	3803 NE 120TH ST
1	890250	0128	11/3/03	290,000	1,220	500	7	1958	3	15,600	No	No	2620 NE 113TH ST
1	890250	0235	7/23/03	335,000	1,240	820	7	1992	3	7,200	No	No	11033 30TH AV NE
1	383400	0645	8/15/02	275,000	1,250	550	7	1955	4	8,149	No	No	13515 36TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882090	0754	11/19/03	259,950	1,250	0	7	1987	5	8,389	No	No	12360 36TH AV NE
1	145410	0394	7/27/03	265,000	1,260	0	7	1976	3	10,527	No	No	13028 37TH AV NE
1	882090	0640	6/14/02	327,000	1,270	600	7	1960	4	10,446	No	No	12321 38TH AV NE
1	145410	0032	7/15/03	285,000	1,280	970	7	1982	3	7,208	No	No	13069 37TH AV NE
1	383400	0432	1/6/03	263,500	1,280	0	7	1990	3	7,200	No	No	3510 NE 137TH ST
1	637000	0045	12/29/03	195,000	1,280	0	7	1955	3	6,870	No	No	10524 27TH AV NE
1	145360	2200	1/27/02	255,000	1,310	850	7	1941	3	7,280	No	No	13018 35TH AV NE
1	383400	0415	6/10/02	257,000	1,310	420	7	1951	3	8,146	No	No	13717 36TH AV NE
1	882090	3290	12/8/03	230,000	1,330	0	7	1937	4	6,873	No	No	4007 NE 120TH ST
1	882190	0100	11/7/02	317,500	1,340	790	7	2003	3	5,553	No	No	12046 35TH AV NE
1	282604	9267	5/8/03	294,000	1,380	910	7	1995	3	6,961	No	No	2559 NE 107TH ST
1	145360	2287	12/17/02	240,000	1,380	420	7	1997	3	2,174	No	No	12742 C 35TH AV NE
1	145360	2288	10/10/02	236,500	1,380	420	7	1997	4	1,365	No	No	12742 D 35TH AV NE
1	145410	0006	4/19/02	297,500	1,390	0	7	1950	4	10,467	No	No	3641 NE 135TH ST
1	145410	0408	9/10/03	294,950	1,410	1,180	7	1987	3	5,001	No	No	3726 NE 130TH ST
1	256830	0205	3/14/03	330,000	1,410	780	7	1972	3	13,754	No	No	10011 RAVENNA
1	890250	0253	6/13/03	277,000	1,410	0	7	1949	4	7,996	No	No	2820 NE 110TH ST
1	932480	0160	1/8/03	275,000	1,440	0	7	1987	4	8,143	No	No	3512 NE 140TH ST
1	145410	0390	12/27/02	280,000	1,450	350	7	1963	3	8,500	No	No	13032 37TH AV NE
1	407780	0600	10/29/02	330,000	1,450	1,100	7	1961	4	7,306	No	No	3516 NE 113TH ST
1	145410	0313	8/20/03	342,000	1,480	770	7	1993	3	9,200	No	No	12735 B 39TH AV NE
1	399270	0620	9/16/02	245,000	1,490	0	7	1953	3	6,657	No	No	4111 NE 115TH ST
1	407780	0445	5/6/03	305,000	1,490	0	7	1958	5	11,840	No	No	11028 40TH AV NE
1	344800	2025	10/23/03	340,000	1,510	480	7	1946	4	5,855	No	No	3015 NE 117TH ST
1	407780	0589	4/14/03	252,000	1,510	0	7	1962	4	9,211	No	No	3512 NE 113TH ST
1	399270	0141	1/28/03	268,000	1,520	0	7	1952	4	8,100	No	No	11532 36TH AV NE
1	407780	0250	1/15/02	345,000	1,530	300	7	1942	5	7,751	No	No	4224 NE 110TH ST
1	407780	0544	3/27/02	248,000	1,540	0	7	1940	4	11,376	No	No	11020 35TH AV NE
1	882090	3070	1/28/03	250,000	1,550	0	7	1950	4	5,411	No	No	11744 BARLTETT
1	145360	2322	8/26/03	290,700	1,590	0	7	2000	4	2,173	No	No	12724 35TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	145410	0392	3/28/03	286,000	1,620	1,160	7	1963	3	8,501	No	No	13038 37TH AV NE
1	344800	0821	4/29/03	239,500	1,620	0	7	1980	3	5,331	No	No	11832 31ST PL NE
1	383400	0400	11/20/03	249,900	1,630	0	7	1952	4	8,146	No	No	13733 36TH AV NE
1	344800	0870	4/8/03	235,000	1,650	0	7	1979	3	8,800	No	No	11825 32ND AV NE
1	383400	0611	10/15/03	278,257	1,680	0	7	1952	4	6,000	No	No	3523 NE 137TH ST
1	932480	0215	1/14/03	325,000	1,680	0	7	1928	4	8,743	No	No	3605 NE 143RD ST
1	145410	0395	12/3/03	250,000	1,720	0	7	1959	3	9,451	No	No	13024 37TH AV NE
1	311960	0010	5/24/02	285,000	1,720	0	7	1977	5	7,200	No	No	2812 NE 107TH ST
1	890250	0255	9/26/02	345,000	1,730	1,230	7	1995	3	7,992	No	No	2822 NE 110TH ST
1	145360	2120	9/19/02	291,500	1,920	0	7	1990	3	10,100	No	No	13054 35TH AV NE
1	882090	0416	12/18/02	245,000	1,940	0	7	1956	4	6,000	No	No	12337 40TH AV NE
1	407780	0267	3/18/03	267,500	2,010	0	7	1942	4	8,340	No	No	11016 ALTON AV NE
1	145410	0227	12/11/02	325,000	2,050	0	7	1997	3	7,330	No	No	12704 37TH AV NE
1	344800	0690	4/19/03	239,000	2,100	0	7	1950	3	8,675	No	No	11731 35TH AV NE
1	407780	0280	6/11/02	287,000	2,340	0	7	1987	3	8,880	No	No	11029 BARLTETT
1	890300	0063	3/19/03	287,000	2,370	0	7	1999	3	7,225	No	No	11346 28TH AV NE
1	282604	9170	12/10/03	360,000	1,360	450	8	1954	5	16,515	No	No	2801 NE 110TH ST
1	890250	0165	5/25/02	370,000	1,370	670	8	2001	3	8,250	No	No	2847 NE 115TH ST
1	383400	0462	7/10/03	297,450	1,420	450	8	1990	3	7,203	No	No	13746 35TH AV NE
1	882090	0920	9/3/03	375,000	1,430	840	8	1978	5	7,323	No	No	3525 NE 123RD ST
1	282604	9252	5/27/02	345,000	1,500	1,500	8	1980	3	7,840	No	No	2723 NE 110TH ST
1	145360	2209	1/17/02	245,000	1,530	420	8	1974	3	7,319	No	No	13026 35TH AV NE
1	145410	0021	4/22/03	325,000	1,530	750	8	1976	3	7,209	No	No	13230 35TH AV NE
1	882090	0944	10/1/02	330,000	1,560	0	8	1987	3	7,556	No	No	12047 D 36TH AV NE
1	282604	9204	10/15/02	285,000	1,570	0	8	1955	4	5,444	No	No	2821 NE 107TH ST
1	407780	0247	8/22/02	253,400	1,570	440	8	1951	3	9,480	No	No	11049 SAND PT WY
1	282604	9200	3/11/02	309,000	1,620	0	8	1955	5	5,444	No	No	2827 NE 107TH ST
1	882090	0942	2/12/03	320,000	1,660	0	8	1987	3	10,400	No	No	12047 A 36TH AV NE
1	407780	0481	12/30/02	308,000	1,840	0	8	1977	4	7,426	No	No	11318 39TH AV NE
1	407780	0281	2/22/02	420,000	2,070	0	8	2001	4	7,200	No	No	11054 BARLTETT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	407780	0281	3/20/03	440,000	2,070	0	8	2001	4	7,200	No	No	11054 BARLTETT
1	407780	0246	3/11/03	409,000	2,240	700	8	1988	3	7,519	No	No	4214 NE 110TH ST
1	383400	0350	3/23/02	441,354	2,520	0	8	2001	3	12,219	No	No	12372 36TH AV NE
1	256830	0170	9/25/02	439,000	1,800	950	9	1970	4	12,635	No	No	10321 RAVENNA
1	407780	0269	3/21/03	520,000	2,850	0	9	2003	3	7,373	No	No	11041 BARLTETT
1	407780	0270	5/27/03	525,000	2,850	0	9	2003	3	7,373	No	No	11035 BARLTETT
1	344800	2122	8/5/03	520,000	2,950	0	9	2003	3	4,924	No	No	3208 NE 115TH ST
3	945520	0275	12/18/02	180,000	520	0	5	1951	2	7,800	No	No	10347 39TH AV NE
3	945520	0170	5/15/03	205,000	700	0	6	1946	4	7,800	No	No	10337 38TH AV NE
3	256880	0281	4/28/03	286,000	720	430	6	1945	4	6,019	Yes	No	3041 NE 103RD ST
3	955420	0185	1/22/02	264,000	720	500	6	1945	4	6,528	No	No	3012 NE 97TH ST
3	945520	0780	5/23/03	219,000	730	0	6	1948	4	7,800	No	No	10047 36TH AV NE
3	521020	0072	11/19/03	234,000	770	0	6	1923	5	7,200	No	No	4018 NE 95TH ST
3	054300	0035	12/2/03	282,500	990	0	6	1947	3	6,333	No	No	9520 40TH AV NE
3	054300	0040	9/18/03	278,000	990	0	6	1947	4	6,277	No	No	9512 40TH AV NE
3	407320	0111	8/19/02	230,000	1,030	0	6	1948	4	7,200	No	No	9730 46TH AV NE
3	156610	0750	1/14/02	249,500	1,040	0	6	1941	4	8,287	No	No	2750 NE 98TH ST
3	407320	0035	4/24/02	249,950	1,090	0	6	1948	4	7,200	No	No	9546 46TH AV NE
3	945520	0634	11/19/03	285,000	1,100	0	6	1948	4	8,900	No	No	10004 36TH AV NE
3	945520	0530	7/25/02	319,000	1,130	410	6	1941	4	7,800	No	No	10016 38TH AV NE
3	407430	0165	4/16/03	299,950	1,150	0	6	1942	4	7,200	No	No	9733 46TH AV NE
3	955320	0170	5/5/03	284,500	790	790	7	1939	4	8,469	No	No	3052 NE 96TH ST
3	332604	9072	8/12/03	292,500	800	500	7	1951	4	6,822	Yes	No	3027 NE 100TH ST
3	332604	9040	11/11/02	279,000	830	300	7	1931	4	5,127	No	No	9806 32ND AV NE
3	407780	0292	10/15/02	205,000	840	0	7	1954	3	8,280	No	No	10720 BARLTETT
3	633500	0040	10/24/03	296,600	900	410	7	1951	4	8,144	No	No	10540 41ST PL NE
3	256880	0285	5/2/03	305,100	920	0	7	1941	5	7,020	No	No	10041 32ND AV NE
3	521020	0108	6/10/03	269,950	1,010	0	7	1922	4	10,000	Yes	No	4204 NE 95TH ST
3	955420	0009	10/2/02	318,000	1,010	1,010	7	1947	4	5,650	Yes	No	3259 NE 98TH ST
3	955420	0065	6/24/03	305,000	1,010	240	7	1939	4	6,787	No	No	3224 NE 97TH ST

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Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	167540	0075	6/6/03	291,500	1,020	520	7	1949	4	9,450	No	No	9526 44TH AV NE
3	256830	0132	5/28/03	277,000	1,060	810	7	1926	4	10,910	No	No	2751 NE 103RD ST
3	156610	0740	11/20/02	272,500	1,070	520	7	1947	4	8,277	No	No	2755 NE 100TH ST
3	945520	0800	10/8/02	289,500	1,070	530	7	1954	4	5,100	No	No	10059 36TH AV NE
3	342604	9052	8/12/02	281,500	1,094	1,034	7	1930	4	7,200	No	No	3511 NE 96TH ST
3	156610	0465	2/5/02	242,000	1,096	0	7	1950	4	8,367	No	No	2732 NE 95TH ST
3	945520	0290	10/7/03	303,000	1,110	0	7	1928	4	7,800	No	No	3901 NE 105TH ST
3	156610	0435	12/1/03	247,800	1,140	0	7	1952	3	8,348	No	No	2751 NE 96TH ST
3	342604	9117	6/26/02	284,950	1,150	290	7	1948	4	8,220	No	No	3527 NE 96TH ST
3	156610	0470	4/4/03	259,000	1,180	700	7	1948	4	9,597	No	No	2726 NE 95TH ST
3	256880	0243	4/5/02	260,000	1,180	0	7	1937	4	7,260	No	No	3209 NE 103RD ST
3	272604	9125	2/16/02	320,000	1,190	940	7	1960	4	6,650	No	No	4051 NE 109TH ST
3	520820	0161	9/8/03	315,000	1,200	500	7	1960	3	8,098	No	No	9737 45TH AV NE
3	945520	0705	5/15/03	270,000	1,200	1,200	7	1955	3	7,800	No	No	10046 35TH AV NE
3	272604	9190	4/27/03	345,000	1,220	540	7	1987	3	7,851	No	No	10708 38TH AV NE
3	256880	0053	8/20/03	379,000	1,230	560	7	1985	3	6,268	Yes	No	10355 32ND AV NE
3	342604	9106	9/18/02	310,000	1,230	420	7	1958	3	8,222	Yes	No	3521 NE 96TH ST
3	156610	0145	5/23/02	277,000	1,260	0	7	1999	3	9,406	No	No	9701 27TH AV NE
3	256830	0042	4/10/03	277,500	1,260	710	7	1979	3	7,384	No	No	2740 A NE 103RD ST
3	272604	9176	6/30/03	339,950	1,260	600	7	1974	3	8,769	No	No	10550 A 39TH AV NE
3	167540	0002	1/3/03	355,000	1,270	500	7	1986	3	7,221	No	No	9559 45TH AV NE
3	272604	9163	9/23/03	319,500	1,290	120	7	1967	3	10,552	No	No	10907 39TH AV NE
3	272604	9131	8/22/02	299,950	1,300	1,000	7	1958	3	7,550	No	No	10556 41ST PL NE
3	256880	0031	6/26/02	405,000	1,310	460	7	1956	5	9,423	No	No	3028 NE 103RD ST
3	945520	0520	2/22/03	381,950	1,310	1,280	7	1972	5	7,800	No	No	10026 38TH AV NE
3	256880	0131	2/11/03	345,000	1,320	620	7	1956	4	6,000	Yes	No	3201 NE 105TH ST
3	342604	9134	11/13/02	279,000	1,350	0	7	1951	4	8,216	No	No	3539 NE 96TH ST
3	540810	0015	2/25/03	300,000	1,350	1,100	7	1953	3	6,200	No	No	10015 31ST AV NE
3	407320	0045	10/4/02	295,000	1,390	590	7	1991	3	7,200	No	No	9537 SAND PT WY
3	955320	0141	9/18/02	306,000	1,400	1,120	7	1954	4	6,820	No	No	3027 NE 97TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 8

Sub Area	Major	Minor			Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren		Lot Size	View	Water-front	Situs Address
3	256830	0134	3/20/03	285,000	1,410	560	7	1959	3	9,856	No	No	10045 29TH AV NE
3	256880	0317	11/19/02	251,000	1,420	0	7	1955	3	9,620	No	No	10052 29TH AV NE
3	407430	0015	9/3/02	285,000	1,440	400	7	1986	3	3,075	No	No	9748 45TH AV NE
3	407780	0402	11/6/03	303,000	1,440	200	7	1963	3	8,470	No	No	10529 ALTON AV NE
3	407780	0309	6/16/03	260,000	1,460	0	7	1947	4	9,900	No	No	10717 SAND PT WY
3	272604	9164	6/19/02	319,900	1,480	0	7	1968	4	8,381	No	No	10743 38TH AV NE
3	407320	0204	10/11/02	244,450	1,480	0	7	1920	5	6,600	No	No	10341 SAND PT WY
3	342604	9075	5/15/03	318,000	1,500	310	7	1951	4	8,215	No	No	3545 NE 96TH ST
3	256880	0121	10/21/03	330,000	1,540	0	7	1950	4	8,311	Yes	No	3215 NE 105TH ST
3	156610	0715	8/8/02	248,000	1,550	0	7	1947	3	9,627	No	No	2733 NE 100TH ST
3	800150	0036	9/5/03	426,000	1,550	400	7	1957	3	10,642	Yes	No	10605 ALTON PL NE
3	256880	0291	11/2/02	260,000	1,590	0	7	1948	4	9,800	No	No	3023 NE 103RD ST
3	272604	9165	5/23/03	324,950	1,610	0	7	1969	3	8,235	No	No	10703 38TH AV NE
3	156610	0420	3/6/03	380,000	1,630	0	7	1934	5	8,340	No	No	2731 NE 96TH ST
3	272604	9133	3/4/03	310,000	1,650	0	7	1955	4	8,710	No	No	3521 NE 110TH ST
3	407780	0363	9/4/03	344,950	1,740	500	7	1924	5	8,580	No	No	10652 BARLTETT
3	272604	9040	11/20/03	314,999	1,750	0	7	1967	3	11,157	No	No	10552 39TH AV NE
3	945520	0775	6/19/03	334,000	2,110	0	7	1996	3	7,800	Yes	No	10041 36TH AV NE
3	521020	0006	10/15/03	370,800	2,420	0	7	1957	3	9,533	No	No	10423 42ND AV NE
3	256880	0271	8/12/02	315,000	1,080	1,080	8	1955	3	7,316	Yes	No	10035 35TH AV NE
3	955320	0078	1/3/02	296,000	1,110	0	8	1947	4	7,284	No	No	9525 32ND AV NE
3	945520	0575	10/21/03	335,000	1,180	520	8	1971	4	7,280	No	No	10041 39TH AV NE
3	407780	0384	8/26/02	273,000	1,190	650	8	1965	3	7,200	No	No	4204 NE 105TH ST
3	955320	0210	6/20/03	324,500	1,240	310	8	1946	4	5,635	Yes	No	3203 NE 97TH ST
3	256880	0173	9/16/03	379,500	1,320	820	8	1959	4	7,440	No	No	3247 NE 104TH ST
3	945520	0445	1/17/03	385,000	1,330	0	8	2002	3	6,743	No	No	3914 NE 100TH ST
3	256880	0142	1/13/03	310,000	1,390	450	8	1948	4	7,750	Yes	No	3210 NE 103RD ST
3	955320	0058	4/5/02	310,000	1,410	1,000	8	1959	3	6,250	No	No	3221 NE 96TH ST
3	541820	0350	7/8/03	425,000	1,440	580	8	1961	3	9,450	No	No	10051 45TH AV NE
3	407430	0200	10/8/03	336,200	1,490	620	8	1954	4	6,600	No	No	9753 46TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 8

Sub Area	Major	Minor			Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren		Lot Size	View	Water-front	Situs Address
3	541850	0480	6/20/02	370,000	1,490	740	8	1968	4	7,350	No	No	10016 41ST AV NE
3	541850	0790	5/7/03	394,000	1,490	610	8	1965	3	9,100	Yes	No	4026 NE 98TH ST
3	013000	0120	7/1/02	425,000	1,500	480	8	1957	4	8,200	Yes	No	3819 NE 100TH ST
3	256830	0011	12/29/03	379,000	1,500	470	8	1955	4	7,200	No	No	2831 NE 105TH ST
3	342604	9179	7/8/02	363,550	1,540	810	8	1961	3	8,220	No	No	3841 NE 97TH ST
3	955420	0145	4/18/02	387,500	1,540	0	8	1929	5	6,528	No	No	3048 NE 97TH ST
3	256880	0220	4/23/02	275,000	1,580	0	8	1976	3	7,500	Yes	No	3231 NE 103RD ST
3	541820	0150	4/8/03	359,950	1,620	0	8	1960	4	10,268	No	No	10308 42ND AV NE
3	541820	0385	3/13/03	345,000	1,620	0	8	1961	3	9,364	No	No	10001 45TH AV NE
3	541850	0580	4/8/03	433,000	1,620	1,330	8	1966	4	7,363	No	No	9638 42ND AV NE
3	541820	0340	1/20/03	359,000	1,660	920	8	1959	4	9,450	No	No	10301 45TH AV NE
3	342604	9099	8/29/02	480,000	1,670	1,220	8	1966	4	6,844	Yes	No	3817 NE 97TH ST
3	541850	0370	8/20/02	459,000	1,680	1,060	8	1971	4	8,541	No	No	9847 43RD PL NE
3	521020	0080	1/6/03	370,000	1,710	1,500	8	1940	4	7,770	No	No	4032 NE 95TH ST
3	521020	0070	5/23/03	390,000	1,770	130	8	1971	4	7,200	No	No	4022 NE 95TH ST
3	945520	0075	8/26/02	331,000	1,770	0	8	1977	3	7,800	No	No	10345 36TH AV NE
3	520820	0200	7/26/02	399,950	1,800	0	8	1987	4	7,202	No	No	9701 45TH AV NE
3	541850	0850	7/18/03	440,000	1,810	820	8	1967	4	7,350	No	No	9830 40TH AV NE
3	407320	0206	12/3/03	427,000	1,850	760	8	1978	3	7,200	No	No	10340 46TH AV NE
3	256880	0234	3/5/02	350,000	1,930	480	8	1956	4	5,000	Yes	No	3215 NE 103RD ST
3	541850	1010	5/29/03	534,000	2,090	1,010	8	1965	3	17,276	No	No	9706 41ST PL NE
3	407780	0372	8/26/03	412,000	2,120	0	8	1998	3	7,200	Yes	No	10625 SAND PT WY
3	541850	0380	3/25/03	450,000	1,820	420	9	1969	3	7,909	No	No	9853 43RD PL NE
3	156610	0630	8/20/02	421,000	1,900	0	9	1978	3	7,073	No	No	2743 NE 98TH ST
3	256880	0262	3/4/03	387,500	1,960	0	9	1987	3	10,294	No	No	3264 NE 100TH ST
3	256830	0136	8/7/02	458,000	2,150	0	9	2002	3	5,458	No	No	2747 NE 103RD ST
3	521020	0061	6/19/03	475,000	2,210	0	9	1999	3	7,200	No	No	4016 NE 95TH ST
3	520920	0056	6/4/03	605,000	3,060	0	9	1969	5	7,200	No	No	10402 40TH AV NE
3	156610	0705	6/16/03	593,100	3,430	0	9	2000	3	8,257	No	No	2717 NE 100TH ST
7	766370	0562	8/11/03	210,000	710	0	5	1942	5	7,219	No	No	14324 25TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	641410	0292	5/17/02	155,500	740	0	5	1949	3	6,778	No	No	1214 NE 125TH ST
7	145360	0081	11/17/03	248,500	1,420	0	5	1949	3	8,800	No	No	13312 31ST AV NE
7	212604	9068	2/12/02	179,800	600	0	6	1940	3	9,000	No	No	2602 NE 130TH ST
7	638150	0050	11/22/02	245,000	720	480	6	1944	3	10,303	No	No	14303 22ND AV NE
7	638150	0435	7/17/03	292,000	720	580	6	1944	5	7,506	No	No	14040 24TH AV NE
7	638150	0475	12/23/03	236,000	720	360	6	1944	4	6,936	No	No	14041 25TH AV NE
7	638150	0790	6/19/02	242,500	720	720	6	1944	4	6,971	No	No	14023 23RD PL NE
7	638150	0725	3/27/02	235,500	750	310	6	1944	3	7,085	No	No	14038 23RD AV NE
7	638150	0555	9/22/03	245,000	760	0	6	1944	4	7,075	No	No	14032 23RD PL NE
7	638150	1945	11/3/03	219,000	770	0	6	1940	3	7,308	No	No	13550 22ND AV NE
7	641410	0723	1/29/03	191,300	780	0	6	1950	3	6,006	No	No	12732 RSVLT WY NE
7	382220	0111	1/20/03	174,000	800	0	6	1947	3	6,300	No	No	13710 27TH AV NE
7	382220	0078	2/21/02	237,000	830	830	6	1925	4	7,865	No	No	13532 27TH AV NE
7	638150	1520	4/25/03	204,000	860	0	6	1949	3	5,000	No	No	2608 NE 137TH ST
7	766370	0560	7/29/03	195,000	860	0	6	1953	4	6,513	No	No	14327 26TH AV NE
7	638150	0375	3/22/02	241,000	880	760	6	1944	3	9,391	No	No	2420 NE 143RD ST
7	638150	0550	7/14/03	225,000	880	0	6	1944	4	7,075	No	No	14036 23RD PL NE
7	638150	1255	11/27/02	225,000	890	0	6	1941	3	7,976	No	No	13724 23RD PL NE
7	766370	0633	1/30/02	205,000	890	0	6	1942	4	8,784	No	No	2518 NE 140TH ST
7	638150	0170	9/29/03	170,000	910	0	6	1936	3	7,617	No	No	14323 23RD AV NE
7	145360	0242	5/15/03	275,000	920	920	6	1915	5	7,266	No	No	3105 NE 133RD ST
7	638150	1940	3/14/03	199,950	930	0	6	1949	4	7,960	No	No	13554 22ND AV NE
7	382220	0062	11/18/03	224,000	950	0	6	1951	3	7,702	No	No	13351 30TH AV NE
7	212604	9058	2/13/02	200,000	960	0	6	1941	3	9,197	No	No	2316 NE 130TH ST
7	638150	0895	8/21/03	236,000	960	0	6	1949	3	9,600	No	No	14016 20TH AV NE
7	638150	0440	7/23/03	276,000	1,010	200	6	1944	4	7,820	No	No	14034 24TH AV NE
7	638150	1015	7/16/02	242,000	1,050	0	6	1951	4	5,000	No	No	2016 NE 137TH ST
7	382220	0058	12/18/02	199,950	1,060	0	6	1951	4	7,500	No	No	2743 NE 135TH ST
7	638150	1055	6/24/03	285,000	1,100	450	6	1948	4	7,199	No	No	13753 22ND AV NE
7	638150	0805	2/14/02	225,000	1,110	0	6	1944	3	6,856	No	No	14039 23RD PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	638150	1475	4/1/03	203,300	1,130	0	6	1942	4	8,820	No	No	2624 NE 138TH ST
7	641410	0261	11/10/03	247,000	1,190	0	6	1940	3	7,998	No	No	12525 12TH AV NE
7	685570	0055	11/17/03	218,500	1,250	0	6	1952	3	8,840	No	No	1710 NE 136TH ST
7	113300	0161	6/10/02	270,000	1,310	0	6	1946	4	9,500	No	No	12537 19TH AV NE
7	113300	0645	8/13/03	240,000	1,330	0	6	1919	4	9,500	No	No	13304 17TH AV NE
7	382220	0087	10/24/02	229,990	1,410	0	6	1928	4	5,965	No	No	2711 NE 137TH ST
7	638150	0500	2/24/03	272,000	760	760	7	1944	4	7,982	No	No	2427 NE 143RD ST
7	638150	0750	4/5/02	199,950	770	0	7	1948	3	7,041	No	No	14008 23RD AV NE
7	663230	0235	9/25/02	243,000	860	570	7	1940	4	10,290	No	No	14320 19TH AV NE
7	638150	1315	8/8/03	196,000	870	0	7	1948	3	6,174	No	No	13755 25TH AV NE
7	638150	0490	4/14/03	233,000	900	760	7	1944	3	7,853	No	No	14057 25TH AV NE
7	382220	0110	6/14/03	250,000	910	200	7	1947	4	7,668	No	No	13704 27TH AV NE
7	663230	0153	8/12/03	238,000	910	0	7	1951	3	6,600	No	No	14025 20TH AV NE
7	638150	0605	5/22/03	235,000	940	0	7	1948	3	6,702	No	No	14013 24TH AV NE
7	383450	0301	10/23/03	223,000	950	0	7	1951	3	8,427	No	No	2603 NE 130TH ST
7	638150	1245	3/19/03	275,000	970	300	7	1939	3	7,846	No	No	13746 23RD PL NE
7	638150	1480	10/1/03	205,000	980	0	7	1955	3	6,600	No	No	13815 27TH AV NE
7	638150	1481	8/8/02	227,200	980	0	7	1952	3	6,660	No	No	13751 27TH AV NE
7	212604	9139	9/11/03	262,000	990	0	7	1947	3	9,500	No	No	2321 NE 127TH ST
7	638150	1535	5/20/03	235,000	1,000	0	7	1950	3	5,000	No	No	2618 NE 137TH ST
7	766370	0581	7/12/02	225,000	1,010	0	7	1950	3	8,460	No	No	14304 25TH AV NE
7	209270	0070	3/23/03	242,000	1,020	0	7	1953	3	6,000	No	No	2345 NE 128TH ST
7	209270	0085	10/2/03	249,950	1,020	0	7	1953	3	7,022	No	No	12715 25TH AV NE
7	212604	9118	10/29/02	253,200	1,040	1,040	7	1950	3	9,000	No	No	13044 27TH AV NE
7	663230	0475	7/19/02	220,000	1,040	0	7	1959	3	7,289	No	No	1532 NE 137TH ST
7	766370	0740	7/1/02	247,700	1,040	1,040	7	1956	3	9,150	No	No	2733 NE 143RD ST
7	145360	0164	6/27/03	320,000	1,040	600	7	2003	3	6,504	No	No	13320 30TH AV NE
7	113300	0745	9/11/02	220,000	1,050	0	7	1958	3	7,841	No	No	1557 NE 135TH ST
7	663230	0122	8/13/03	240,094	1,060	0	7	1959	3	9,506	No	No	14046 17TH AV NE
7	113300	0380	6/11/03	305,000	1,070	360	7	1955	4	11,568	No	No	1712 BROCKMAN PL

Improved Sales Used In This Physical Inspection Analysis
Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	212604	9077	11/26/02	274,000	1,070	0	7	1931	4	8,370	No	No	2345 NE 127TH ST
7	663230	0008	11/12/03	247,500	1,070	0	7	1950	4	10,552	No	No	13713 19TH AV NE
7	766370	0674	7/23/02	227,000	1,070	0	7	1952	3	8,499	No	No	14017 27TH AV NE
7	913210	0025	8/26/03	250,000	1,070	0	7	1948	4	6,062	No	No	12528 24TH AV NE
7	641410	0180	4/5/02	224,500	1,080	0	7	1949	3	8,700	No	No	12617 10TH AV NE
7	766370	0654	6/17/02	264,000	1,080	140	7	1953	3	7,808	No	No	14040 26TH AV NE
7	638150	0400	11/18/03	300,000	1,100	800	7	1951	4	7,062	No	No	14080 24TH AV NE
7	638150	1545	6/27/03	200,000	1,100	0	7	1949	3	7,151	No	No	13729 27TH AV NE
7	913210	0010	10/9/02	216,000	1,100	0	7	1933	4	8,505	No	No	12508 24TH AV NE
7	212604	9212	9/17/02	265,000	1,150	860	7	1955	3	7,200	No	No	13030 26TH AV NE
7	641410	0244	3/21/03	215,000	1,150	0	7	1950	3	7,057	No	No	1056 NE 125TH ST
7	425090	0030	6/18/03	245,000	1,160	0	7	1932	4	8,100	No	No	13331 25TH AV NE
7	638150	0110	10/31/02	234,000	1,160	0	7	1956	4	7,912	No	No	14340 22ND AV NE
7	638150	1430	6/6/03	244,990	1,160	0	7	1952	4	6,600	No	No	2609 NE 140TH ST
7	638150	0300	6/16/03	249,950	1,170	480	7	1944	4	8,584	No	No	14322 24TH AV NE
7	382170	0031	4/11/02	206,550	1,180	0	7	1949	3	10,141	No	No	3014 NE 137TH ST
7	382220	0149	10/14/02	269,000	1,180	700	7	1976	3	7,865	No	No	13720 28TH AV NE
7	113300	0470	11/7/03	289,950	1,190	460	7	1968	3	7,586	No	No	1912 NE 127TH ST
7	442710	0130	12/19/02	220,000	1,190	0	7	1953	4	6,240	No	No	13553 16TH AV NE
7	638150	1541	9/11/02	259,950	1,190	510	7	1985	3	6,120	No	No	13721 27TH AV NE
7	145360	0124	5/6/03	235,000	1,200	0	7	1950	3	7,000	No	No	3036 NE 133RD ST
7	382220	0023	2/6/03	265,000	1,200	1,200	7	1987	3	6,997	No	No	13424 27TH AV NE
7	442710	0105	9/11/03	254,000	1,210	0	7	1953	3	6,240	No	No	13519 16TH AV NE
7	863260	0045	11/21/02	324,950	1,210	1,070	7	1955	3	6,200	No	No	12552 22ND AV NE
7	113300	0417	8/15/02	289,950	1,220	570	7	1995	3	7,286	No	No	1759 NE 130TH PL
7	750870	0040	4/18/02	265,000	1,220	0	7	1958	5	6,050	No	No	1417 BROCKMAN PL
7	638150	1665	4/22/03	310,000	1,240	850	7	1986	3	11,200	No	No	2518 NE 135TH ST
7	766370	0742	12/9/03	315,000	1,240	600	7	1975	3	9,638	No	No	2749 NE 143RD ST
7	638150	0870	2/27/03	235,000	1,250	0	7	1953	3	9,600	No	No	14046 20TH AV NE
7	766370	0543	9/2/03	271,500	1,250	420	7	1962	4	7,956	No	No	2513 NE 145TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	113300	0495	6/4/02	283,000	1,260	930	7	1969	4	8,593	No	No	12745 20TH AV NE
7	641410	0312	7/18/03	320,000	1,260	380	7	1949	3	11,008	No	No	12529 14TH AV NE
7	641410	0290	2/28/03	217,500	1,270	0	7	1949	3	6,600	No	No	12510 12TH AV NE
7	070500	0215	4/30/03	254,950	1,280	0	7	1951	4	6,000	No	No	2508 NE 133RD ST
7	113300	0146	4/4/02	274,250	1,290	720	7	1936	4	7,206	No	No	12545 19TH AV NE
7	212604	9278	2/27/02	255,000	1,300	310	7	1972	3	7,201	No	No	2021 NE 135TH ST
7	638150	1105	8/8/03	280,000	1,300	580	7	1967	3	5,709	No	No	13730 22ND AV NE
7	663230	0180	8/21/02	218,500	1,300	0	7	1949	3	10,678	No	No	14317 19TH AV NE
7	145360	0461	7/16/02	298,700	1,310	300	7	1928	4	7,350	No	No	13055 31ST AV NE
7	202604	9116	5/10/02	238,000	1,320	0	7	1953	4	7,200	No	No	1254 NE 130TH ST
7	212604	9168	5/1/03	269,950	1,320	0	7	2002	3	10,608	No	No	12505 25TH AV NE
7	382220	0152	2/20/02	315,000	1,330	1,130	7	1993	3	7,866	No	No	13728 28TH AV NE
7	638150	1611	5/5/03	245,000	1,340	0	7	1946	4	13,340	No	No	2525 NE 136TH ST
7	663230	0478	8/21/03	264,000	1,350	0	7	1959	4	7,255	No	No	1614 NE 137TH ST
7	202604	9092	9/3/02	249,950	1,360	0	7	1955	3	9,738	No	No	1127 NE 135TH ST
7	212604	9022	8/21/03	245,000	1,360	0	7	1950	3	7,924	No	No	12515 25TH AV NE
7	766370	0752	9/24/03	310,950	1,360	690	7	1968	3	6,727	No	No	14038 28TH AV NE
7	113300	0136	9/10/03	309,950	1,370	820	7	1967	3	8,000	No	No	12713 19TH AV NE
7	113300	0695	12/8/03	295,000	1,370	1,120	7	1976	3	9,500	No	No	13311 19TH AV NE
7	638150	2150	9/10/02	323,000	1,370	930	7	1998	3	7,200	No	No	13528 20TH AV NE
7	212604	9191	1/15/02	235,000	1,380	0	7	1952	3	6,825	No	No	2527 NE 133RD ST
7	212604	9294	1/22/02	283,000	1,380	680	7	1978	3	8,163	No	No	13316 22ND AV NE
7	638150	1510	7/17/02	295,000	1,380	1,280	7	1955	4	9,595	No	No	13714 26TH AV NE
7	113300	0331	12/10/02	251,000	1,390	100	7	1936	4	9,500	No	No	12525 17TH AV NE
7	442710	0125	10/22/03	255,000	1,400	0	7	1953	4	7,200	No	No	13545 16TH AV NE
7	113300	0611	5/10/02	211,800	1,420	0	7	1963	3	9,000	No	No	13045 20TH AV NE
7	638150	0880	8/15/02	220,000	1,420	0	7	1953	3	9,600	No	No	14032 20TH AV NE
7	212604	9011	8/28/03	239,950	1,430	0	7	1952	3	12,081	No	No	2225 NE 127TH ST
7	863260	0050	6/21/02	315,000	1,430	1,030	7	1955	3	6,200	No	No	12558 22ND AV NE
7	113300	0468	5/22/02	249,500	1,440	0	7	1948	4	10,233	No	No	12716 19TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	442660	0145	10/22/03	299,950	1,460	260	7	1952	4	9,155	No	No	12709 23RD AV NE
7	209270	0055	12/15/03	259,950	1,500	0	7	1953	4	8,101	No	No	2332 NE 128TH ST
7	638150	1195	1/25/02	213,950	1,500	0	7	1950	3	7,959	No	No	13708 23RD AV NE
7	113300	0320	8/29/02	302,500	1,530	120	7	1936	4	10,459	No	No	12547 17TH AV NE
7	202604	9086	3/20/03	274,000	1,530	0	7	1950	4	7,780	No	No	13017 11TH AV NE
7	212604	9204	8/27/03	248,000	1,530	0	7	1953	4	8,182	No	No	13039 23RD PL NE
7	070500	0095	6/25/03	265,000	1,570	0	7	1950	4	7,000	No	No	2618 NE 134TH ST
7	382170	0032	1/9/02	239,000	1,580	0	7	1949	4	8,514	No	No	13710 30TH AV NE
7	663230	0012	11/11/03	315,000	1,590	820	7	1951	4	10,649	No	No	13721 19TH AV NE
7	212604	9258	6/24/02	255,000	1,620	0	7	1977	3	7,200	No	No	13022 28TH AV NE
7	442710	0070	12/1/03	264,195	1,620	0	7	1953	4	6,240	No	No	13532 15TH PL NE
7	638150	0065	7/21/03	250,000	1,630	0	7	1950	3	7,800	No	No	14316 20TH AV NE
7	641410	0462	12/12/02	258,700	1,680	0	7	1950	4	9,045	No	No	12726 12TH AV NE
7	145360	0224	8/29/03	283,000	1,690	0	7	1956	4	5,790	No	No	3013 NE 135TH ST
7	113300	0721	8/22/03	300,000	1,700	0	7	1962	4	8,720	No	No	13302 15TH AV NE
7	212604	9132	7/18/02	318,000	1,710	850	7	1946	4	8,477	No	No	12525 22ND AV NE
7	113300	0420	4/6/02	310,517	1,800	0	7	1937	4	19,000	No	No	1743 NE 130TH PL
7	766370	0522	9/30/03	298,500	1,820	0	7	1961	3	9,486	No	No	14316 26TH AV NE
7	227150	0030	10/8/02	288,000	1,830	0	7	1950	4	7,779	No	No	13049 11TH AV NE
7	766370	0671	9/17/03	252,500	1,830	0	7	1952	3	8,501	No	No	14021 27TH AV NE
7	766370	0710	7/10/02	264,000	1,840	0	7	1982	3	8,360	No	No	14030 27TH AV NE
7	212604	9095	10/21/02	285,000	1,870	0	7	1956	3	8,656	No	No	13044 26TH AV NE
7	113300	0770	12/13/02	299,950	1,950	0	7	1938	4	8,752	No	No	1536 NE 130TH PL
7	437320	0085	6/17/03	279,500	1,980	0	7	1947	3	7,500	No	No	13339 11TH AV NE
7	202604	9063	12/18/03	330,000	2,450	0	7	1950	3	16,756	No	No	13324 11TH AV NE
7	185470	0065	3/3/03	287,500	1,010	950	8	1951	3	7,200	No	No	541 NE 130TH ST
7	185470	0075	6/10/03	265,000	1,130	590	8	1950	3	7,200	No	No	529 NE 130TH ST
7	641410	0524	1/22/02	252,500	1,150	500	8	1983	3	7,827	No	No	1103 NE 130TH ST
7	247090	0010	10/24/03	294,000	1,250	890	8	1954	3	8,530	No	No	13037 8TH CT NE
7	942150	0050	10/6/03	297,000	1,260	630	8	1960	3	8,016	No	No	13327 28TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	641410	0140	8/20/03	320,000	1,280	910	8	1990	3	7,200	No	No	815 NE 127TH ST
7	766370	0583	3/26/02	265,000	1,280	600	8	1963	3	7,930	No	No	2524 NE 143RD ST
7	113300	0112	9/19/02	389,750	1,330	900	8	2002	3	9,608	No	No	1741 BROCKMAN PL
7	247090	0035	3/26/02	335,000	1,350	720	8	1954	4	7,440	Yes	No	13080 8TH CT NE
7	638150	1760	8/27/03	370,000	1,370	1,050	8	1943	5	6,679	No	No	13540 23RD PL NE
7	185470	0030	11/26/02	269,950	1,430	500	8	1951	3	7,200	No	No	534 NE 130TH ST
7	212604	9078	7/11/02	360,000	1,450	870	8	2002	3	6,000	No	No	2622 NE 130TH ST
7	212604	9096	12/8/03	242,000	1,460	0	8	1959	3	8,290	No	No	2627 NE 133RD ST
7	641410	0311	2/24/03	282,000	1,480	0	8	1947	3	11,000	No	No	12528 12TH AV NE
7	178760	0056	3/20/03	314,950	1,490	700	8	1950	3	11,100	No	No	13006 8TH AV NE
7	641410	0653	8/26/03	330,000	1,530	520	8	1960	4	8,693	No	No	812 NE 127TH ST
7	113300	0662	4/17/03	367,500	1,560	800	8	2003	3	7,203	No	No	13336 17TH AV NE
7	113300	0261	4/23/02	267,000	1,620	0	8	1980	3	9,500	No	No	13004 15TH AV NE
7	641410	0692	4/23/03	259,000	1,660	0	8	1951	4	12,072	No	No	827 NE 130TH ST
7	212604	9007	9/2/03	290,000	1,710	0	8	1952	4	8,160	No	No	13003 23RD AV NE
7	641410	0559	1/16/03	330,000	1,980	0	8	1977	3	9,339	No	No	1027 A NE 130TH ST
7	113300	0661	4/29/03	379,950	2,170	0	8	2003	3	7,200	No	No	13342 17TH AV NE
7	113300	0106	10/10/03	299,925	2,220	0	8	1966	4	10,000	No	No	12712 17TH AV NE
7	638150	1910	9/20/02	372,000	2,610	0	8	1996	3	8,093	No	No	13535 23RD PL NE
7	227150	0005	10/28/02	375,050	2,770	0	8	1992	3	8,426	No	No	13058 10TH AV NE
7	113300	0085	1/16/02	375,000	2,830	0	8	1992	3	11,758	No	No	12532 17TH AV NE
7	113300	0660	2/26/03	385,750	2,860	0	8	2002	3	7,200	No	No	13346 17TH AV NE
7	113300	0083	8/20/03	440,000	3,480	0	8	2000	3	7,241	No	No	12536 17TH AV NE
8	282604	9095	7/26/02	174,950	700	0	5	1938	3	9,600	No	No	12302 20TH AV NE
8	282604	9095	8/27/03	195,000	700	0	5	1938	3	9,600	No	No	12302 20TH AV NE
8	890100	1325	5/29/03	200,000	760	0	6	1940	3	9,375	No	No	11047 23RD AV NE
8	679810	0295	2/7/02	200,000	780	0	6	1930	3	8,040	No	No	11531 19TH AV NE
8	771560	0095	7/21/03	250,000	780	150	6	1944	3	9,627	No	No	12332 22ND AV NE
8	890100	0410	2/1/02	221,450	810	0	6	1936	3	9,347	No	No	11321 GOODWIN
8	890100	1081	7/23/02	219,500	840	0	6	1947	3	5,250	No	No	1902 NE 113TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	890100	1120	9/9/03	245,000	850	0	6	1942	4	7,500	No	No	11354 19TH AV NE
8	771560	0125	6/4/03	292,500	880	300	6	1944	3	7,200	No	No	2022 NE 123RD ST
8	679810	0305	1/23/02	204,990	930	0	6	1995	3	8,040	No	No	11519 19TH AV NE
8	942340	0170	8/27/03	212,000	1,060	0	6	1910	4	8,657	No	No	12045 25TH AV NE
8	679810	0195	6/6/02	225,000	1,090	0	6	1934	4	8,100	No	No	11724 19TH AV NE
8	890100	0485	3/14/03	293,000	1,090	0	6	1940	4	10,050	No	No	11347 17TH AV NE
8	183700	0025	8/21/03	307,000	1,340	0	6	1947	3	8,325	No	No	12038 22ND AV NE
8	990400	0025	6/24/03	250,000	1,360	0	6	1928	3	9,600	No	No	11719 25TH AV NE
8	771560	0040	3/26/03	235,000	780	0	7	1944	3	7,600	No	No	12310 20TH AV NE
8	344800	0905	8/27/02	227,000	800	400	7	1930	3	7,994	Yes	No	11734 DANIEL PL NE
8	990400	0037	6/25/02	220,000	830	0	7	1937	3	6,600	No	No	11701 24TH AV NE
8	771510	0020	8/4/03	311,000	890	650	7	1941	4	7,920	No	No	12335 23RD AV NE
8	890100	1055	8/12/03	208,000	890	0	7	1923	4	7,497	No	No	11047 20TH AV NE
8	890100	1191	2/4/02	255,000	890	340	7	1978	3	7,200	No	No	11332 20TH AV NE
8	890200	0425	7/15/03	285,000	930	800	7	1941	4	11,004	Yes	No	11244 24TH AV NE
8	679810	1095	9/20/02	250,000	950	0	7	1944	3	7,740	No	No	12055 PINEHURST
8	890100	1126	11/7/03	260,000	950	0	7	1950	3	6,000	No	No	1921 NE 115TH ST
8	890100	1270	8/22/03	213,000	980	0	7	1933	3	8,280	No	No	2016 NE NGATE WY
8	183700	0020	8/13/03	332,000	1,000	420	7	1951	3	8,160	No	No	12030 22ND AV NE
8	890100	1190	9/24/03	245,000	1,080	0	7	1941	4	7,200	No	No	11330 20TH AV NE
8	344800	0208	3/24/03	255,000	1,090	540	7	1954	3	10,769	No	No	12071 HIRAM PL NE
8	679810	0113	1/17/03	240,000	1,090	0	7	1951	4	6,300	No	No	11502 19TH AV NE
8	751250	0030	7/25/02	297,500	1,090	800	7	1952	3	10,428	No	No	12320 18TH AV NE
8	890100	0640	2/13/03	253,000	1,100	0	7	1942	3	8,100	No	No	11058 17TH AV NE
8	890100	0645	1/10/02	228,500	1,100	0	7	1942	3	7,903	No	No	11056 GOODWIN
8	890100	0576	5/30/02	297,000	1,130	510	7	1980	3	7,800	No	No	11339 19TH AV NE
8	679810	0387	8/12/02	231,470	1,140	0	7	1957	3	5,016	No	No	11700 17TH AV NE
8	686820	0050	11/13/03	319,000	1,140	570	7	1947	3	8,040	Yes	No	2304 NE 115TH ST
8	679810	0245	1/10/02	225,750	1,180	0	7	1930	3	8,100	No	No	11733 19TH AV NE
8	686820	0195	11/16/02	214,888	1,190	0	7	1954	3	8,040	No	No	11551 25TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	990400	0071	3/20/03	260,000	1,190	200	7	1940	3	9,600	No	No	11751 24TH AV NE
8	282604	9270	4/17/02	320,000	1,190	620	7	1995	3	7,200	No	No	1726 NE 120TH ST
8	437570	0115	10/10/02	294,000	1,200	220	7	1947	4	8,040	No	No	11538 22ND AV NE
8	437570	0105	8/20/02	244,500	1,240	0	7	1980	3	8,040	No	No	11534 22ND AV NE
8	890100	1305	6/11/02	250,000	1,250	0	7	1937	4	7,491	No	No	11048 20TH AV NE
8	890100	0586	8/13/03	319,300	1,260	400	7	1973	3	7,500	No	No	11329 19TH AV NE
8	890100	0599	7/27/02	290,000	1,260	0	7	1950	4	7,500	No	No	1724 NE 113TH ST
8	679810	0700	4/30/02	225,000	1,270	0	7	1939	4	9,450	No	No	11527 16TH AV NE
8	344800	1150	6/10/02	210,000	1,290	0	7	1949	3	12,800	No	No	11732 26TH AV NE
8	890100	1085	8/21/02	337,000	1,290	730	7	1994	3	7,494	No	No	11312 19TH AV NE
8	990400	0096	8/27/02	329,950	1,300	500	7	1956	4	9,600	Yes	No	11722 23RD AV NE
8	435470	0010	8/6/03	267,500	1,330	0	7	1954	4	6,490	No	No	1912 NE 124TH ST
8	344800	0401	9/5/03	265,000	1,340	0	7	2000	3	1,850	No	No	12056 HIRAM PL NE
8	344800	0421	2/4/03	232,000	1,360	0	7	2001	3	1,153	No	No	2703 NE 123RD ST
8	344800	0423	6/23/03	235,000	1,360	0	7	2001	3	1,031	No	No	2707 NE 123RD ST
8	890200	0400	12/17/02	284,500	1,370	400	7	1939	3	9,950	No	No	11002 24TH AV NE
8	344800	0408	4/22/03	245,000	1,380	0	7	2000	3	1,802	No	No	12050 HIRAM PL NE
8	437570	0015	6/23/03	312,000	1,380	0	7	1942	4	8,040	No	No	11514 20TH AV NE
8	437570	0015	7/15/02	313,000	1,380	0	7	1942	4	8,040	No	No	11514 20TH AV NE
8	344800	1361	10/21/03	287,250	1,390	1,070	7	1962	3	6,500	No	No	11538 25TH AV NE
8	282604	9187	11/13/02	287,500	1,430	450	7	1962	3	8,307	No	No	12422 17TH AV NE
8	890200	0389	5/21/03	340,000	1,460	1,060	7	1993	3	8,955	Yes	No	11323 24TH AV NE
8	679810	0095	12/5/03	310,450	1,480	0	7	1950	4	8,040	No	No	11515 20TH AV NE
8	890100	1175	2/25/02	299,950	1,480	0	7	2001	3	7,500	No	No	2020 NE 113TH ST
8	679810	1190	12/4/02	299,950	1,540	0	7	1940	4	11,858	No	No	12062 PINEHURST
8	435470	0035	9/24/03	278,000	1,550	0	7	1954	3	7,140	No	No	1917 NE 124TH ST
8	890100	0535	3/28/02	260,000	1,590	0	7	1941	3	7,648	No	No	11326 17TH AV NE
8	751250	0050	5/2/03	325,000	1,610	0	7	1952	3	9,720	No	No	12303 18TH AV NE
8	679810	1180	10/27/03	294,950	1,650	0	7	1950	3	6,634	No	No	12037 17TH AV NE
8	890100	0655	2/10/03	289,950	1,700	0	7	1939	4	7,500	No	No	1711 NE 113TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	890100	1060	2/28/03	309,900	1,790	0	7	1927	5	7,795	No	No	11041 20TH AV NE
8	890100	0630	6/11/03	300,000	1,910	0	7	1941	4	10,152	No	No	11034 GOODWIN
8	679810	1120	7/17/03	338,000	1,970	0	7	1991	3	7,790	No	No	12029 PINEHURST
8	435470	0025	3/11/03	309,950	2,070	0	7	1954	4	8,340	No	No	1903 NE 124TH ST
8	437570	0165	7/20/03	375,000	2,810	0	7	1950	4	8,040	No	No	11523 23RD AV NE
8	679810	0114	8/1/03	375,000	3,660	380	7	2000	3	8,040	No	No	11510 19TH AV NE
8	686820	0095	7/1/03	343,000	1,150	830	8	1954	4	8,040	Yes	No	11549 24TH AV NE
8	344800	0456	6/20/02	245,950	1,200	220	8	2002	3	1,481	No	No	12016 B HIRAM PL NE
8	344800	0457	5/22/02	245,000	1,200	220	8	2002	3	1,454	No	No	12016 A HIRAM PL NE
8	990400	0064	12/4/03	320,000	1,270	500	8	1949	4	9,600	Yes	No	11739 24TH AV NE
8	679810	0315	7/9/03	275,000	1,280	0	8	1954	3	8,040	No	No	11501 19TH AV NE
8	679810	1065	12/12/03	308,950	1,420	600	8	1979	4	8,418	No	No	12327 PINEHURST
8	777050	0110	5/30/02	350,000	1,480	1,480	8	1966	3	9,120	Yes	No	12325 25TH AV NE
8	890100	1250	7/11/02	298,000	1,510	0	8	1966	4	7,200	No	No	11315 23RD AV NE
8	437570	0130	3/18/03	275,000	1,560	0	8	1941	4	8,040	No	No	2205 NE 117TH ST
8	890200	0330	1/4/02	290,000	1,580	450	8	1923	3	5,625	No	No	2317 NE 113TH ST
8	679810	0495	4/25/02	278,000	1,690	0	8	1978	3	8,040	No	No	11545 17TH AV NE
8	890100	1561	2/7/02	331,000	1,760	0	8	2001	3	3,750	No	No	2313 NE 113TH ST
8	344800	0230	9/4/02	319,950	1,790	0	8	1959	4	15,200	No	No	12061 HIRAM PL NE
8	679810	0235	9/22/03	354,000	1,860	120	8	1928	4	8,100	No	No	11743 19TH AV NE
8	282604	9265	8/18/03	322,000	2,030	0	8	1993	3	7,216	No	No	1704 NE 123RD ST
8	890100	1061	4/18/03	419,500	2,090	0	8	2003	3	7,200	No	No	11045 20TH AV NE
8	344800	0335	4/15/02	394,500	2,150	0	8	2001	3	7,206	No	No	12042 25TH AV NE
8	282604	9070	6/18/03	486,000	2,250	0	8	2003	3	8,300	No	No	12055 20TH AV NE
8	942340	0103	8/14/02	450,000	3,230	1,000	8	1964	3	10,920	No	No	2410 NE 123RD ST
8	890100	0362	2/6/02	382,000	2,120	0	9	2001	3	6,093	No	No	1529 113TH AV NE
8	890100	0364	1/11/02	389,500	2,120	0	9	2001	3	7,154	No	No	11231 GOODWIN

Improved Sales Removed From This Physical Inspection Analysis

Area 8

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	075100	0050	03/26/03	1,600	QQ DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	145360	2021	06/19/02	212,000	MULTI-PARCEL SALE
1	145360	2161	08/11/03	248,500	OBSOLECENSE
1	145360	2181	11/06/02	125,000	NON-REPRESENTATIVE SALE;
1	145360	2262	07/30/03	255,000	TEAR DOWN;
1	145360	2282	04/29/03	386,950	MULTI-PARCEL SALE;
1	145410	0030	01/13/03	264,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	145410	0106	04/12/02	162,000	RELOCATION - SALE BY SERVICE;
1	145410	0107	04/29/03	386,950	MULTI-PARCEL SALE;
1	145410	0109	05/10/02	164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	145410	0152	08/14/03	113,278	QQ DEED
1	145410	0301	12/26/02	121,750	NON-REPRESENTATIVE SALE;
1	145410	0328	11/20/02	72,005	RELATED PARTY, FRIEND, OR NEIGHBOR
1	156610	0086	11/14/03	321,000	NEW CONSTRUCTION MONEY
1	256830	0330	01/09/03	130,191	QQ DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	311960	0040	01/03/02	203,000	NON-REPRESENTATIVE SALE
1	344800	0725	12/01/02	200,000	NEW CONSTRUCTION MONEY
1	344800	0725	05/21/03	338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	344800	1080	12/28/02	239,000	OBSOLECENSE
1	344800	1915	10/29/02	172,500	NON-REPRESENTATIVE SALE;
1	344800	2090	09/15/02	198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	344800	2315	11/05/03	290,000	RELATED PARTY
1	383400	0165	08/07/02	209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	383400	0655	12/22/03	275,000	LATE SALE NOT VERIFIED; RECORDED JAN. 04
1	383400	0820	07/19/02	260,000	NEW CONSTRUCTION MONEY
1	399270	0110	11/14/03	170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	399270	0610	01/18/02	169,950	NON-REPRESENTATIVE SALE;
1	399320	0020	10/01/03	373,000	NEW CONSTRUCTION MONEY
1	407780	0215	06/05/02	213,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	407780	0216	08/19/03	285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	407780	0258	08/21/03	285,750	NON-REPRESENTATIVE SALE;
1	407780	0265	10/15/02	145,000	QQ DEED; STATEMENT TO DOR;
1	407780	0421	02/19/03	189,900	SHERIFF / TAX SALE;
1	407780	0468	07/29/03	290,000	NON-REP SALE; RELATED PARTY, FRIEND...;
1	407780	0503	06/27/03	83,850	QQ DEED
1	407780	0518	07/27/03	34,995	QQ DEED
1	417710	0025	04/25/03	300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	637000	0070	04/11/02	115,000	NON-REPRESENTATIVE SALE;
1	637000	0080	02/27/02	340,000	MULTIPLE LIVING UNITS
1	766370	0967	11/07/02	296,000	MULTIPLE LIV UNITS
1	805850	0024	09/20/02	237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	882090	0299	12/13/02	335,000	MULTIPLE LIVING UNITS

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	882090	0411	12/18/02	155,000	MULTI-PARCEL SALE;
1	882090	0420	12/18/02	155,000	MULTI-PARCEL SALE;
1	882090	0435	04/16/02	16,000	QQ DEED
1	882090	0670	01/17/02	223,000	RELOCATION - SALE TO SERVICE;
1	882090	0685	06/25/03	195,000	NON-REPRESENTATIVE SALE;
1	882090	1120	01/23/03	86,165	QQ DEED; RELATED PARTY, FRND...; OTHER WRNGS;
1	882090	1200	04/05/02	232,000	ESTATE ADMIN,CHAR. CHANGED SINCE SALE;
1	882090	3401	05/05/03	93,099	QQ DEED
1	882090	3640	05/20/02	225,000	RELOCATION - SALE TO SERVICE;
1	882090	3640	05/20/02	225,000	RELOCATION - SALE BY SERVICE
1	882190	0095	08/04/03	180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	882190	0170	02/21/02	209,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	890250	0350	05/15/03	170,000	NON-REPRESENTATIVE SALE;
1	932480	0295	09/18/03	196,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
1	932480	0320	07/25/02	62,733	QQ DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	145410	0023	06/19/03	135,000	OLD IMP <= 10K
1	890300	0067	03/20/03	296,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
1	145360	2024	06/19/02	212,000	VACANT
3	054300	0045	07/02/02	230,100	NEW CONSTRUCTION MONEY
3	156610	0076	03/07/03	302,500	NO MARKET EXPOSURE;
3	156610	0105	07/02/03	242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	156610	0105	10/23/03	308,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	156610	0665	01/31/02	329,000	NO MARKET EXPOSURE;
3	156610	0705	06/16/03	593,100	CORRECTION DEED;
3	156610	0730	09/17/02	295,000	UNFINISHED AREA
3	156610	0779	07/16/02	390,000	OBSOLECENSE
3	167540	0015	05/13/03	213,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	256830	0047	03/18/03	89,080	RELATED PARTY, FRIEND, OR NEIGHBOR
3	256830	0121	07/22/02	320,000	NO MARKET EXPOSURE;
3	256830	0130	07/15/03	530,000	TEAR DOWN;
3	256830	0146	05/03/02	235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	256830	0147	04/17/03	251,500	MULTI-PARCEL SALE
3	256880	0020	11/07/03	275,000	NO MARKET EXPOSURE;
3	256880	0272	07/22/02	122,114	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	256880	0284	05/23/02	259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	256880	0284	11/05/03	392,000	NON-REPRESENTATIVE SALE;
3	272604	9050	03/10/03	176,000	TEAR DOWN;
3	272604	9050	10/25/02	199,535	FCD SALE; CHAR CHANGED; OTHER WNGS;
3	272604	9052	07/18/02	197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	272604	9079	05/15/03	189,900	TEAR DOWN;
3	272604	9145	01/06/03	152,771	CORPORATE AFFILIATES;
3	272604	9145	05/29/02	292,000	NO MARKET EXPOSURE;
3	272604	9189	09/03/02	435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	282604	9037	01/04/02	231,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	342604	9066	06/16/03	425,000	NO MARKET EXPOSURE;
3	342604	9077	12/22/03	400,000	BUILDER OR DEVELOPER SALES;

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	342604	9145	12/22/03	90,000	VACANT
3	342604	9170	08/25/03	345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	342604	9181	05/12/03	279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	407320	0010	11/17/03	270,000	INCORRECT DATA
3	407320	0030	11/04/02	55,500	QQ DEED; PARTIAL INT (1/3, 1/2, Etc.); OTHER WNGS:
3	407320	0040	08/15/03	51,298	QQ DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	407320	0055	07/16/03	235,000	NO MARKET EXPOSURE;
3	407320	0095	08/12/03	178,000	NON-REPRESENTATIVE SALE;
3	407380	0133	09/12/03	299,950	NON-REPRESENTATIVE SALE
3	407380	0335	09/11/03	197,000	NO MARKET EXPOSURE;
3	407430	0070	03/26/03	69,970	RELATED PARTY, FRIEND, OR NEIGHBOR
3	407780	0388	02/25/03	244,454	ESTATE ADMIN; RELATED PARTY, FRIEND...;
3	521020	0082	09/19/02	253,200	NO MARKET EXPOSURE;
3	521020	0098	05/05/03	324,784	NO MKT EXPOS; RELATED PTY, FRND, OR NGHBOR;
3	521020	0099	12/13/02	103,845	RELATED PARTY, FRIEND, OR NEIGHBOR
3	540810	0010	02/18/03	194,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	541820	0140	07/02/03	435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	541850	0390	02/19/02	254,262	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	541850	0590	04/14/02	175,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	541860	0020	07/23/02	450,000	UNFINISHED AREA
3	864750	0035	07/07/03	388,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	945520	0504	08/15/02	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	945520	0525	02/14/03	246,231	STATEMENT TO DOR;
3	955320	0089	04/02/02	177,000	NO MARKET EXPOSURE;
3	955320	0134	09/26/03	320,000	TEAR DOWN;
3	955420	0009	04/08/02	235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	955420	0045	12/20/02	100,824	STATEMENT TO DOR;
3	955420	0125	04/10/03	330,000	NO MARKET EXPOSURE;
3	955420	0190	10/04/02	232,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	113300	0006	10/29/02	55,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	113300	0059	03/04/03	187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	113300	0115	01/18/02	169,922	NON-REPRESENTATIVE SALE
7	113300	0242	10/15/03	349,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	113300	0558	02/28/02	215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	113300	0666	04/15/02	5,000	QQ DEED
7	113300	0762	06/25/02	220,000	NON-REPRESENTATIVE SALE;
7	145360	0203	07/28/03	199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	145360	0365	04/28/02	177,956	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	145360	0365	10/31/02	185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	145360	0442	05/22/02	22,651	RELATED PARTY, FRIEND, OR NEIGHBOR
7	202604	9037	09/06/03	140,000	BUILDER OR DEVELOPER SALES;
7	202604	9061	05/20/03	285,000	NON-REPRESENTATIVE SALE;
7	202604	9136	11/22/02	150,000	QQ DEED
7	212604	9022	03/27/02	180,000	NON-REPRESENTATIVE SALE;
7	212604	9032	04/17/02	195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	212604	9069	02/07/02	100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	212604	9180	05/08/02	305,000	SEGREGATION AND/OR MERGER;
7	212604	9209	03/06/02	150,000	NON-REPRESENTATIVE SALE;
7	212604	9216	09/30/03	230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	212604	9226	12/23/03	291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	212604	9277	03/19/03	32,675	QQ DEED
7	212604	9277	05/14/03	100,000	QQ DEED
7	212604	9284	01/10/03	270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	212604	9294	01/15/02	283,000	RELOCATION - SALE TO SERVICE;
7	382170	0062	05/02/03	175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	382220	0015	08/21/02	116,250	NOT AT MARKET
7	383450	0180	05/21/02	326,950	MULTIPLE LIVING UNITS
7	425090	0155	11/15/02	312,475	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	442660	0030	04/28/03	180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	638150	0136	10/28/02	17,055	STATEMENT TO DOR;
7	638150	0515	02/21/03	82,500	QQ DEED; RELATED PARTY, FRND...; OTHER WRNGS;
7	638150	0535	09/23/02	190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	638150	0830	02/12/02	211,465	RELATED PARTY, FRIEND, OR NEIGHBOR
7	638150	1055	06/12/03	285,000	RELOCATION - SALE TO SERVICE;
7	638150	1155	01/02/02	115,000	NON-REPRESENTATIVE SALE;
7	638150	1190	11/13/03	100,000	NO MARKET EXPOSURE;
7	638150	1570	05/23/02	166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	638150	1650	10/30/02	193,775	ESTATE ADMIN; STATEMENT TO DOR;
7	638150	1795	07/09/03	229,190	BANKRUPTCY - RECEIVER OR TRUSTEE
7	638150	1807	07/09/02	242,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	638150	1905	07/23/03	62,039	QQ DEED
7	641410	0662	06/07/02	251,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	663230	0041	11/19/03	145,000	BUILDER OR DEVELOPER SALES;
7	663230	0155	02/12/03	119,450	QQ DEED
7	663230	0560	04/17/03	100,000	VACANT
7	663230	0563	12/01/03	426,000	BUILDER OR DEVELOPER SALES;
7	766370	0451	07/07/03	150,000	BUILDER OR DEVELOPER SALES;
7	766370	0562	04/15/03	145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	766370	0634	04/03/02	183,000	1031 TRADE
7	766370	0721	10/14/02	150,000	NON-REPRESENTATIVE SALE;
7	766370	0772	06/19/02	255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	861880	0015	04/18/02	228,000	UNFINISHED AREA
8	282604	9067	06/20/03	410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	282604	9070	05/23/02	275,000	TEAR DOWN;
8	282604	9132	08/20/03	294,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	282604	9136	12/16/02	161,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	282604	9214	11/13/03	180,000	TEAR DOWN;
8	344800	0185	07/11/03	305,000	REPRESENTATION 2 LIVING UNITS
8	344800	0190	06/07/02	78,635	QQ DEED; NON-REPRESENTATIVE SALE;
8	344800	0285	06/25/02	251,950	UNFINISHED AREA
8	344800	0306	08/06/03	30,000	NON-REPRESENTATIVE SALE;
8	344800	0330	08/19/03	287,000	NON-REPRESENTATIVE SALE;

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	344800	0364	09/18/02	152,000	TEAR DOWN;
8	344800	0409	09/17/03	255,000	VACANT
8	344800	1193	04/22/02	240,000	UNFINISHED AREA
8	344800	1225	09/23/02	67,822	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	437570	0005	10/22/02	195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	437570	0095	05/29/02	170,000	TEAR DOWN;
8	437570	0095	04/29/03	510,000	NON-REPRESENTATIVE SALE;
8	679810	0055	10/26/02	75,286	NON-REPRESENTATIVE SALE;
8	679810	0055	04/14/03	137,193	QQ DEED; NON-REPRESENTATIVE SALE;
8	679810	0145	02/25/02	269,950	RELATED PARTY, FRIEND, OR NEIGHBOR
8	679810	0710	04/22/02	225,000	NO MARKET EXPOSURE;
8	679810	0720	08/21/03	105,747	QQ DEED
8	679810	1000	06/03/02	198,000	NON-REPRESENTATIVE SALE;
8	679810	1045	02/13/02	152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	686820	0050	07/02/03	105,000	QQ DEED; NON-REPRESENTATIVE SALE;
8	686820	0095	12/12/02	263,500	DIVORCE;
8	686820	0110	09/02/03	277,000	NON-REPRESENTATIVE SALE;
8	890100	0329	01/08/02	205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	890100	0333	08/27/02	240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	890100	0430	05/13/02	140,000	QQ DEED; NON-REPRESENTATIVE SALE;
8	890100	0605	12/05/03	275,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	890100	0605	08/26/03	301,110	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	890100	1090	01/29/02	335,000	MULTIPLE-IMPS
8	890100	1145	10/17/03	393,000	BUILDER OR DEVELOPER SALES;
8	890200	0325	03/10/03	165,000	ESTATE ADMIN; PARTIAL INTEREST (103, 102, Etc.)
8	890200	0325	03/10/03	165,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	890200	0386	10/18/02	30,411	EXEMPT FROM EXCISE TAX;
8	942340	0112	03/05/02	279,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	942340	0112	01/22/03	310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	942340	0200	06/03/03	44,287	QQ DEED; NON-REPRESENTATIVE SALE;
8	990400	0017	04/08/02	192,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	890100	1307	04/24/03	48,712	QQ DEED; NON-REPRESENTATIVE SALE;
8	890100	1061	08/13/02	130,000	LAND SALE
8	282604	9277	05/23/03	509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub-areas grades, living area, and age of homes. In addition the resulting assessment level is 98.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +5.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 8 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	9	0.908	1.048	15.4%	0.960	1.135
6	106	0.920	0.983	6.8%	0.966	0.999
7	310	0.922	0.990	7.4%	0.982	0.999
8	97	0.945	0.995	5.3%	0.977	1.013
9	13	0.879	0.952	8.3%	0.907	0.997
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1940	83	0.919	0.991	7.8%	0.971	1.010
1941-1950	149	0.911	0.993	8.9%	0.979	1.006
1951-1960	131	0.907	0.993	9.5%	0.980	1.005
1961-1970	43	0.944	0.981	3.9%	0.953	1.010
1971-1990	64	0.945	0.999	5.7%	0.980	1.018
>1990	65	0.952	0.974	2.2%	0.954	0.993
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.906	0.922	1.8%	N/A	N/A
Average	290	0.942	0.992	5.4%	0.983	1.002
Good	219	0.914	0.988	8.1%	0.978	0.998
Very Good	25	0.832	0.967	16.2%	0.938	0.995
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	398	0.922	0.991	7.4%	0.983	0.999
1.5	71	0.911	0.987	8.3%	0.969	1.005
2+	66	0.948	0.983	3.7%	0.964	1.002
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	38	0.936	1.012	8.2%	0.981	1.043
801-1000	69	0.916	0.985	7.5%	0.963	1.007
1001-1500	292	0.920	0.991	7.7%	0.983	1.000
1501-2000	98	0.932	0.979	5.0%	0.962	0.996
2001-2500	24	0.967	0.981	1.5%	0.950	1.013
>2500	14	0.891	1.002	12.5%	0.955	1.050

Area 8 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.989.

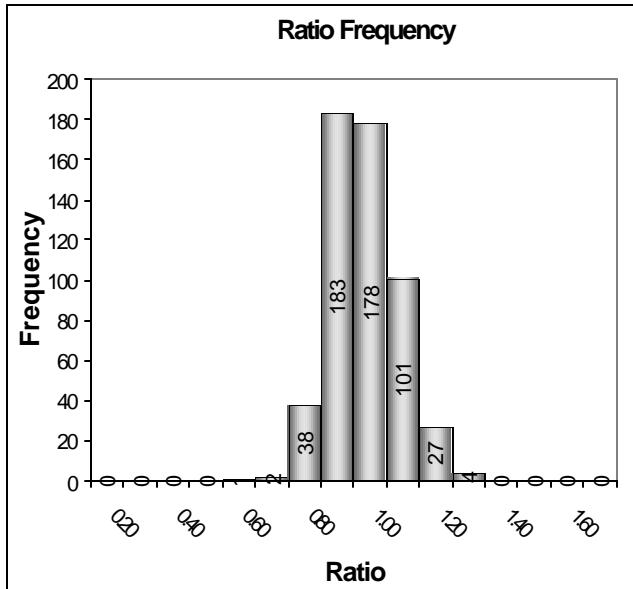
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	28	0.894	0.971	8.6%	0.941	1.000
No	507	0.927	0.990	6.9%	0.983	0.997
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	535	0.925	0.989	7.0%	0.982	0.996
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	154	0.943	0.982	4.1%	0.970	0.994
3	113	0.927	0.986	6.4%	0.970	1.002
7	174	0.911	0.994	9.2%	0.982	1.007
8	94	0.917	0.996	8.6%	0.979	1.013
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5001	23	0.943	0.977	3.6%	0.937	1.016
5001-8000	291	0.924	0.989	7.1%	0.980	0.998
8001-12000	207	0.927	0.991	7.0%	0.980	1.002
>12000	14	0.887	0.976	10.1%	0.917	1.034
Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0	512	0.924	0.990	7.2%	0.983	0.997
1 (Meadowbrook)	10	0.896	0.978	9.1%	0.927	1.029
2 (Urban Village)	13	1.011	0.967	-4.4%	0.909	1.025

2003 Improved Parcel Ratio Analysis

District/Team: NE / TEAM-3	Lien Date: 01/01/2003	Date of Report: 5/27/2004	Sales Dates: 1/2002 - 12/2003																								
Area 8	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
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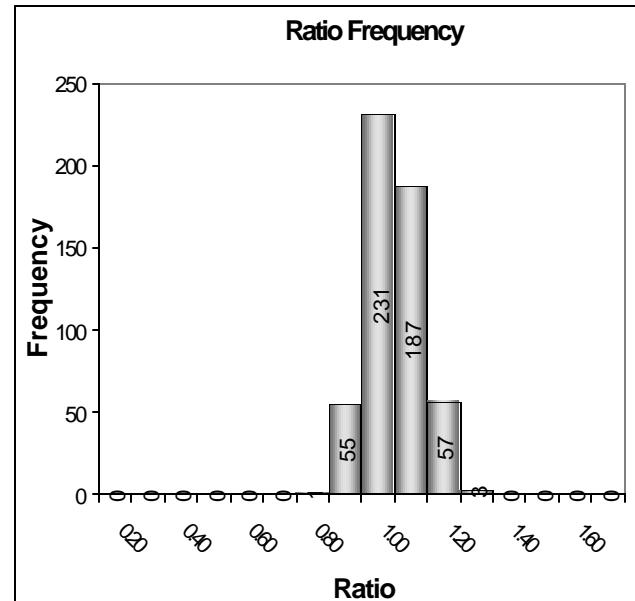


COMMENTS:

1 to 3 Unit Residences throughout area 8

2004 Improved Parcel Ratio Analysis

District/Team: NE / TEAM-3	Lien Date: 01/01/2004	Date of Report: 5/27/2004	Sales Dates: 1/2002 - 12/2003
Area 8	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (<i>n</i>) 534 Mean Assessed Value 280,000 Mean Sales Price 283,100 Standard Deviation AV 59,171 Standard Deviation SP 64,776			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.996 Median Ratio 0.994 Weighted Mean Ratio 0.989			
UNIFORMITY			
Lowest ratio 0.788 Highest ratio: 1.249 Coefficient of Dispersion 6.46% Standard Deviation 0.081 Coefficient of Variation 8.09%			
RELIABILITY			
95% Confidence: Median Lower limit 0.986 Upper limit 1.002			
95% Confidence: Mean Lower limit 0.989 Upper limit 1.003			
SAMPLE SIZE EVALUATION			
<i>N</i> (population size) 6158 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.081 Recommended minimum: 10 Actual sample size: 534 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 275 # ratios above mean: 259 <i>z</i> 0.692 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 8

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.